

1. Gohiriwyd/Deferred

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymhelliad / Recommendation
1	A200553	10-07-2020	D Jones	Erection of a managers dwelling.	Land Adjacent To Nantllan Business Park, Clarach, Aberystwyth, SY23 3DT	Refuse
2	A220097	06-02-2022	Mr Stuart Roper	Erection of a pair of semi detached houses	Isfryn, Talsarn Lampeter. SA48 8QE	Refuse

1.1. A200553



Rhif y Cais / Application Reference	A200553
Derbyniwyd / Received	10-07-2020
Y Bwriad / Proposal	Erection of a managers dwelling.
Lleoliad Safle / Site Location	Land Adjacent To Nantllan Business Park, Clarach, Aberystwyth, SY23 3DT
Math o Gais / Application Type	Outline Planning Permission - All/Some Matters Reserved
Ymgeisydd / Applicant	D Jones, Brynhyfryd, Talybont, Ceredigion, SY24 5DH
Asiant / Agent	Mr Byron Jenkins (Byron Jenkins Architectural Consultancy), Capel Afan, Llanafan, Aberystwyth, Ceredigion, SY23 4AY

Y SAFLE A HANES PERTHNASOL

Ar hyn o bryd, tir amaethyddol yn union i'r gorllewin o Barc Busnes Nantllan yw safle'r cais, hanner ffordd rhwng Llangorwen a Chlarach. Mae rhyw 15 uned ym Mharc Busnes Nantllan sy'n cynnwys, ymysg eraill, garejis ceir, warysau celfi a depo trefnwr angladdau. Ar hyn o bryd, mae dwy uned breswyl o fewn y cyfadeilad ac yn agos iawn i safle'r cais. Mae safle'r cais ynghyd â'r ffordd fynediad eithaf hir sy'n arwain ato ar dir sydd ar lethr sy'n disgyn yn raddol o'r Gogledd i'r De. Mae llwybr troed cyhoeddus 7/2/D yn croesi'r safle'n uniongyrchol.

Nid oes hanes cynllunio'n perthyn i'r safle hwn yn benodol. Fodd bynnag, gwrthodwyd ceisiadau ar gyfer anheddau a oedd yn gysylltiedig â'r parc yn agos at y mynediad i safle'r cais yn y 1980^{au}.

MANYLION Y DATBLYGIAD

Cyflwynir cais amlinellol a chedwir pob mater yn ôl ar gyfer codi yr hyn a ddisgrifir yn annedd i reolwr. Mae manylion a chynlluniau dangosol yn nodi darpariaeth o dŷ ag iddo'r paramedrau a ganlyn:

Isafswm lled o 6m
 Uchafswm lled o 12m
 Isafswm hyd o 8m
 Uchafswm hyd o 18m
 Isafswm uchder o 6m
 Uchafswm uchder o 8.5m

Fel a nodir, mae lôn fynediad hir i'r eiddo ac mae'r tŷ wedi'i leoli yn wynebu'r de-orllewin. Bwriedir cael llwybr troed yno a cheisir cael mynediad i'r parc busnes ar yr ochr orllewinol.

Mae'r wybodaeth a gyflwynir gyda'r cais yn nodi bod yr ymgeisydd wedi dychwelyd i'r ardal ar ôl gweithio tramor er mwyn ymgymryd â rhedeg y Parc Busnes, a bod angen annedd i reolwr yn y lleoliad hwn i gynorthwyo gyda gweithrediad y parc ac ar sail diogelwch. Mae'r ymgeisydd yn barod i dderbyn cyfyngiad ar unrhyw ganiatâd sy'n cysylltu'r annedd a'r busnes, ac fel arall.

POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

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

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

S01 Twf Cynaliadwy

S04: Datblygu Mewn 'Aneddiadau Cyswllt a Lleoliadau Eraill'

S05 Tai Fforddiadwy

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

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

DEDDF CYDRADDOLDEB 2010

Mae Deddf Cydraddoldeb 2010 yn dynodi nifer o 'nodweddion gwarchoddedig' sef oedran; 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 cynnwys:

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

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

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

Mae Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn rhoi dyletswydd ar y Cyngor i gymryd camau rhesymol wrth ymarfer ei swyddogaethau i gwrdd â'r saith nod llesiant sy'n rhan o'r Ddeddf. Paratowyd yr 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.

YMATEB I'R YMGYNGHORI

Nid yw Priffyrdd Ceredigion yn gwrthwynebu'r cais yn ddibynnol ar amodau.

Nid yw Peirianyddion Draenio Ceredigion yn gwrthwynebu'r cais.

Nid oes gan Ddŵr Cymru/Welsh Water unrhyw sylwadau ar y cais.

Mae Yr Arfordir a Chefn Gwlad Ceredigion yn cynghori bod llwybr troed cyhoeddus 7/2/D yn rhedeg drwy'r safle'n uniongyrchol. Byddai angen dargyfeirio'r llwybr troed petai'r caniatâd cynllunio'n cael ei roi.

Nid yw Cyfoeth Naturiol Cymru yn gwrthwynebu'r cynnig.

Ni dderbyniwyd sylwadau trydydd parti i'r cynnig.

CASGLIAD

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

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

Mae'r cais hwn yn ceisio caniatâd cynllunio amlinellol i godi annedd i reolwr i gynorthwyo gyda gweithrediad Parc Busnes Nantllan.

Y brif sail ynghylch y cais yw a yw'r egwyddor o ddarparu annedd yn y lleoliad hwn yn dderbyniol ac, os nad ydyw, a oes unrhyw eithriadau polisi neu ystyriaethau perthnasol eraill a fyddai'n golygu bod y cynnig yn dderbyniol.

Mae safle'r cais yn union i'r gorllewin o Barc Busnes Nantllan a leolir rhyw hanner ffordd rhwng Clarach a Llangorwen. Er bod nifer o adeiladau yn yr ardal hon, o safbwynt polisi, ystyrir y byddai'r ardal hon yn cael ei diffinio'n un nad yw o fewn y naill anheddiad na'r llall ac felly mewn lleoliad cefn gwlad agored. Felly, ac mewn perthynas â Chynllun Datblygu Lleol Ceredigion, dynodir y safle yn un mewn 'lleoliad arall' ac yn amodol ar bolisi S04 sy'n ymdrin â chynigion datblygu mewn 'aneddiadau cyswllt a lleoliadau eraill'.

Mae'r polisi'n cymryd Polisi Cynllunio Cymru i ystyriaeth, sef y dylai'r datblygiad fod wedi'i leoli o fewn yr aneddiadau hynny lle y gellir darparu orau ar ei gyfer o ran seilwaith, mynediad a chynefin, a gwarchod y dirwedd, neu ei fod yn ffinio â'r aneddiadau hynny. Gall mewnlenni neu roi estyniadau bach ar aneddiadau sy'n bodoli fod yn dderbyniol, yn enwedig lle y mae'n bodloni'r angen am dai fforddiadwy yn lleol, ond mae'n rhaid i adeiladu o'r newydd mewn cefn gwlad agored i ffordd o aneddiadau sy'n bodoli neu ardaloedd a neilltuwyd ar gyfer datblygu mewn cynlluniau datblygu barhau i gael eu rheoli'n llym.

Mae Polisi S04 y Cynllun Datblygu Lleol yn ceisio rheoli lluosogi datblygiadau preswyl mewn 'lleoliadau eraill' a chaniatáu anheddau newydd dim ond lle y mae angen y gellir ei gyfiawnhau o ran mentrau gwledig, neu ei fod yn angenrheidiol ar sail angen am rywle fforddiadwy na chafodd ei ddiwallu.

Gan fod y cais yn cael ei gyflwyno ar gyfer codi annedd i reolwr mewn cysylltiad â'r parc busnes mewn lleoliad gwledig, yna dylid ystyried y cais a phenderfynu arno o dan brofion a gofynion Nodyn Cyngor Technegol (TAN) 6. Dylid caniatáu anheddau parhaol newydd dim ond i gefnogi mentrau gwledig sefydledig, gan gymryd:

- bod angen gweithredol clir yn bodoli;
- bod yr angen yn ymwneud â gweithiwr llawnamser;
- bod y fenter wedi'i sefydlu ers tair blynedd man lleiaf, ei bod yn gadarn yn ariannol a bod y rhagolygon yn dda o ran parhau felly;
- na ellid cyflawni'r angen gweithredol gan annedd arall neu drwy addasu adeilad addas sy'n bodoli ar y tir;
- bod gofynion cynllunio arferol eraill yn cael eu bodloni;

O ran angen gweithredol, mae'r ymgeisydd wedi datgan bod angen annedd ar gyfer gweithrediad llwyddiannus Parc Busnes Nantllan, ac ar sail diogelwch hefyd. Nodir bod Parc Busnes Nantllan neu fenter fasnachol debyg wedi gweithredu ar safle'r cais hwn ers y 1980^{au} ac er y gellid dadlau bod nifer yr unedau ar y safle wedi cynyddu, mae'r parc wedi gweithredu'n iawn heb lety i reolwr ar y safle. Gwrthodwyd ceisiadau blaenorol am anheddau ar yr un sail yn ôl yn y 1980^{au}. Fodd bynnag, cydnabyddir bod o leiaf ddwy uned breswyl ar y safle ei hunan ar hyn o bryd ac er nad ydynt yn gysylltiedig â'r parc, byddent yn gweithredu fel ataliad o ran diogelwch ar y safle. Yn ychwanegol at hyn, cesglir bod natur yr unedau ar y safle yn annibynnol ac ni fyddai angen i reolwr, fel y cyfryw, fod yn bresennol, ac ni fyddai gofyn, chwaith, am bresenoldeb uned breswyl o ran eu gweithrediad. Yn gyffredinol, nid yw'n gyffredin i dai gael eu lleoli ar safleoedd diwydiannol a hyd yn oed pe byddid yn dadlau bod hyn ar sail diogelwch, o gymryd y sefyllfa yn Nantllan, nid oes angen i berson fod ar y safle a gellid bodloni gofynion diogelwch mewn ffyrdd eraill (h.y. cyflogi rhywun i ymweld â'r safle a mynd ar batrôl ac ati). O'r safbwynt hwn, bernir bod y cynnig yn methu o ran angen gweithredol am annedd mewn perthynas â'r safle.

Ni ddarperir gwybodaeth sy'n ceisio dangos bod angen gweithiwr llawnamser ar y safle. At hynny, ni ddarperir gwybodaeth ariannol yn rhan o'r cais er y nodir bod y parc wedi bod yn weithredol am nifer o flynyddoedd ac nid yw'r Awdurdod Cynllunio Lleol yn gweld unrhyw reswm pam na fyddai'r busnes yn gadarn yn ariannol yn y dyfodol.

Nid oes ystyriaethau cynllunio perthnasol eraill a fyddai'n rhwystro rhoi unrhyw ganiatâd cynllunio am annedd ar y safle hwn. Ni dderbyniwyd gwrthwynebiadau i'r cynnig gan ymgynghorwyr statudol gan gynnwys o safbwynt priffyrdd. Fodd bynnag, byddai'n rhaid dargyfeirio llwybr troed cyhoeddus ar y safle pe byddid yn rhoi cefnogaeth i'r datblygiad.

Mae'r cynlluniau dangosol yn nodi darpariaeth adeilad cymharol fawr ar leoliad y tu allan i'r parc busnes sefydledig ac felly cesglir y byddai darpariaeth annedd fawr, sengl mewn lleoliad eithaf amlwg ar wahân i unrhyw adeiladau cyfagos yn effeithio'n niweidiol ar gymeriad yr ardal, ac yn golygu y byddai'n ychwanegiad anghydnaws â'r dirwedd.

I gloi, ystyrir nad oes cyfiawnhad am annedd i reolwr ym Mharc Busnes Nantllan ac felly mae'r cynnig yn groes i bolisiau S01 ac S04 y Cynllun Datblygu Lleol. Yn ychwanegol at hyn, byddai darpariaeth annedd fawr yn y lleoliad hwn yn cael effaith niweidiol ar gymeriad yr ardal a byddai'n groes i bolisiau DM06 a DM17 y Cynllun Datblygu Lleol.

RHESWM DROS OHIRIO

Cyflwynwyd y cais i'r Pwyllgor Rheoli Datblygu ar 10fed Chwefror, 2021. Yn dilyn ystyriaeth ddyledus, penderfynodd y Pwyllgor ganiatáu'r cais gydag amodau cyn belled bod yr ymgeisydd yn cwblhau cytundeb cyfreithiol o dan ddarpariaeth A106 o Ddeddf Cynllunio Gwlad a Thref 1990 yn clymu annedd arfaethedig y rheolwr i'r stad ddiwydiannol.

Anfonwyd cyfarwyddiadau ymlaen at Adain Gyfreithiol yr Awdurdod i lunio'r cytundeb cyfreithiol gyda'r ymgeisydd ym mis Mawrth 2021. Yn dilyn cyfnod o anweithgarwch a cheisiadau pellach am deitlau, cadarnhaodd cynrychiolydd yr ymgeisydd ym mis Gorffennaf 2022 eu bod yn cael anhawster cael y gweithredoedd a phrawf o teitl i'r tir gael a oedd i'w glymu i'r annedd. Ni dderbyniwyd unrhyw wybodaeth bellach gan yr ymgeisydd na'i gynrychiolydd ar y mater.

Yn wyneb y methiant i gwblhau'r cytundeb A106 argymhellir bod yr argymhelliad gwreiddiol yn sefyll a bod y cais yn cael ei wrthod.

AWDURDOD DIRPRWYEDIG

Mae'r Cynghorydd P Hinge, yr Aelod lleol, wedi gofyn ar i'r cais gael ei gyflwyno i'r Pwyllgor Rheoli Datblygu i'w ystyried ar sail ei fod yn teimlo bod yna achos i'w rhoi ar gyfer anedd ar gyfer rheolwr yn agos i'r safle gan bod yr unedau preswyl gerllaw ddim ar gael.

ARGYMHELLIAD:

GWRTHOD gan ei fod yn groes i bolisiâu cynllunio cenedlaethol a lleol fel ei gilydd.

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THE SITE AND RELEVANT PLANNING HISTORY

The application site is currently part of agricultural land directly to the west of the Nantllan Business Park halfway between Llangorwen and Clarach. Nantllan Business Park contains approximately 15 units which are occupied amongst others by automobile mechanical garages; furniture sales warehouse and undertakers depot. At present there are two residential units directly within the complex and in close proximity to the application site. The application site together with its fairly long access road is on land which slopes gradually from North to South. Public footpath 7/2/D directly traverses the site.

There is no planning history to this particular site, however two applications for dwellings associated with the park close to access to the application site were refused in the 1980's.

DETAILS OF DEVELOPMENT

The application is submitted in outline with all matters reserved for the erection of what is described as a managers dwelling. Indicative plans and details show the provision of house with the following parameters:-

Minimum width of 6m
Maximum width of 12m
Minimum length of 8m
Maximum length of 18m
Minimum height of 6m
Maximum height of 8.5m

As stated, the property enjoys a long access drive and the house is positioned facing the south-west. A footpath is also proposed which seeks to gain access to the business park on its western side.

Information submitted with the application indicates that the applicant has returned to the area after working abroad to take over the running of the Business Park and that a managers dwelling is required at this location to assist in the operation of the park and on security reasons. The applicant is prepared to accept a restriction on any permission tying the dwelling to the business and vice versa.

RELEVANT PLANNING POLICIES AND GUIDANCE

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

- 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)

S01 Sustainable Growth

S04 Development in Linked Settlements and Other Locations

S05 Affordable Housing

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

Ceredigion Highways do not object the application subject to conditions.

Ceredigion Drainage Engineers do not object the application.

Dŵr Cymru / Welsh Water have no observations to make on the application.

Ceredigion Coast and Countryside advise that public footpath 7/2/D directly runs through the site. The footpath will need to be diverted should planning permission be granted.

NRW do not object the proposal.

No third party representations were received to the proposal.

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".

This application seeks outline planning permission for the erection of a managers dwelling to assist in the operation of the Nantllan Business Park.

The main grounds in relation to the application is whether the principle for the provision of a dwelling at this location is acceptable and if not whether there are any policy exceptions or other material considerations that would mean that the proposal is acceptable.

The application site is directly to the west of the Nantllan Business Park which is located some halfway between Clarach and Llangorwen. Whilst there are a number of buildings in this vicinity in terms of policy it is considered that this area would be defined as not within either settlement and therefore being in an open countryside location. As such and in relation to the Ceredigion LDP the site is designated as being in an 'other location' and subject to policy S04 which deals with development proposals in 'linked settlements and other locations'.

The policy takes account of Planning Policy Wales in that development in the should be located within and adjoining those settlements where it can be best be accommodated in terms of infrastructure, access and habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where it meets a local need for affordable housing, but new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled.

Policy S04 of the LDP seeks to control the proliferation of residential development in 'other locations' permitting new dwellings only where there is a justifiable rural enterprise need or is required on unmet affordable need basis.

As the dwelling is submitted for the erection of a managers dwelling in association with the business park in a rural location then the application should be considered for determination under TAN6 requirements and the tests. New permanent dwellings should only be allowed to support established rural enterprises providing:-

- there is a clearly established existing functional need;
- the need relates to a full time-worker;
- the enterprise has been established for at least three years, is financially sound and clear prospects for remaining as so;
- the functional need could not be fulfilled by another dwelling or by converting an existing suitable building on the land;
- other normal planning requirements are satisfied.

In terms of the functional need, the applicant has stated that a dwelling is required for the successful operation of Nantllan Business Park and also on security grounds. It is noted that Nantllan Business Park or a similar commercial venture has been operational at this application site since the 1980's and whilst it could be argued that the number of units at the site has increased, the park has functioned properly without the benefit of a managers accommodation on the site. Previous applications for dwellings on the same basis were refused back in the 1980's however it is acknowledged that there currently exists at least two residential units at the site itself and whilst not related to the park would act as a deterrent in relation to security at the site. Additionally it is concluded that the nature of the units at the site are independent which would not necessarily require a manager to be present on site and would also not necessitate the presence of residential unit in terms of their operation. In general it is not common for housing to be located on industrial sites and even if argued on security grounds, given the situation at Nantllan there is no need for a person to be on site and security can be met by other means (i.e. employing someone to visit and patrol etc). From that perspective it is the opinion that the proposal falls in relation to a functional need for a dwelling in association with the site.

No information has been provided which seeks to demonstrate that there is a need for a full time worker at the site. Furthermore, no financial information has been provided as part of the application although it is noted that the park has been operational for a number of years and the LPA sees no reason why the business should not be financially sound in the future.

There are no other material planning considerations which would inhibit the granting of any planning permission for a dwelling at the site. No objections were received to the proposal from statutory consultees including from a highway perspective however a public footpath would have to be diverted at the site should support be warranted for the development.

The indicative plans show the provision of a fairly large building in an location outside of the established business park and therefore it is concluded that the provision of a single, large dwelling in a fairly prominent location detached from any nearby buildings will detrimentally impact the character of the area, constituting an incongruous addition on the landscape.

In conclusion it is considered that there exists no justification for a managers dwelling for the Nantllan Business Park and therefore the proposal is contrary to policies S01 and S04 of the LDP. Additionally the provision of a large dwelling at this location would detrimentally impact the character of the area and would be in conflict with policies DM06 and DM17 of the LDP.

REASON FOR DEFERRAL

The application was reported to the Development Management Committee on the 10th February, 2021. The Committee following due consideration resolved to approve the application subject to conditions and the applicant entering into a legal agreement under the provisions of S106 of the Town and Country Planning Act 1990 tying the proposed managers dwelling to the industrial estate.

Instructions were forwarded to the Authority's Legal Section to draw up the legal agreement with the applicant in March 2021. Following a period of inactivity and further requests for titles, the applicant's representative confirmed in July 2022 that they were having difficulty in obtaining the deeds and proof of title for the land to be tied to the dwelling. No further information has been received since from the applicant or his representative on the matter.

In view of the failure to complete the S106 agreement it is recommended that the original recommendation stands and that the application be refused.

DELEGATED AUTHORITY

Cllr P Hinge, the local Member, requested the application be presented to the Development Control Committee for consideration on grounds that there is a case for a manager to be close to the site and in view that the existing buildings close by are already occupied.

RECOMMENDATION:

REFUSE as being contrary to both national and local planning policies.

1.2. A220097



Rhif y Cais / Application Reference	A220097
Derbyniwyd / Received	06-02-2022
Y Bwriad / Proposal	Erection of a pair of semi detached houses
Lleoliad Safle / Site Location	Isfryn, Talsarn Lampeter. SA48 8QE
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr Stuart Roper, Cleifon Cottage, Felinfach, Lampeter, Ceredigion, SA48 8BD
Asiant / Agent	,

Y SAFLE A HANES PERTHNASOL

Mae safle'r cais o fewn Llundain-fach, sef pentref bach rhwng Talsarn a Llangeitho. Mae'r safle ar siâp petryal tua 0.085ha o faint, ac mae drws nesaf i Isfryn, Llundain-fach, Talsarn.

Does dim hanes cynllunio perthnasol yn gysylltiedig â safle'r cais.

MANYLION Y DATBLYGIAD

Mae'r cais ar gyfer caniatâd cynllunio llawn i godi pâr o dai annedd un-talcen deulawr. Bydd y tai annedd yn cael eu hadeiladu ar hyd y wedd flaen ogleddol sy'n wynebu'r lôn oddi ar y B4342. Mae'r gwaith allanol yn cynnwys gosod cladin pren ar yr estyniad cefn, ac addasu'r ffenestri.

Bydd modd cael mynediad oddi ar y B4342 a bydd pob annedd yn cynnwys ardal parcio/troi ar gyfer 2 gerbyd fesul aelwyd.

Byddai'r pâr o dai annedd un-talcen yn mesur 14m o led x 10m o ddyfnder x 8.54m o uchder. Byddai pob tŷ annedd unigol yn mesur 7m o led ac yn cynnwys llinell grib gyfan 14.84m o led.

Byddai gan bob tŷ annedd arwynebedd llawr mewnol o 120 metr sgwâr, gyda 3 ystafell wely, 2 doiled/ystafell ymolchi, cegin/ardal fwyta ac ystafell fyw.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisi Cynllunio Cenedlaethol Perthnasol

Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040

Polisi Cynllunio Cymru

TAN6 Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy (2010)

TAN2 Cynllunio a Thai Fforddiadwy (2006)

Polisi Cynllunio Lleol Perthnasol

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

S01 Twf Cynaliadwy

S04 Datblygu mewn "Aneddiadau Cyswllt a Lleoliadau Eraill"

S05 Tai Fforddiadwy

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

Canllawiau Cynllunio Atodol (CCA) perthnasol mabwysiedig:

CCA Safonau Parcio CSC

CCA Dylunio'r Amgylchedd Adeiledig

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; anabled; ailbennu rhywedd; beichiogrwydd a mamolaeth; hil; crefydd neu gred; rhyw; cyfeiriadedd rhywiol; priodas a phartneriaeth sifil. Mae rhoi sylw priodol i hyrwyddo cydraddoldeb yn 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 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 Tref Llanbedr Pont Steffan – Ni dderbyniwyd ymateb

Priffyrdd – Bydd unrhyw ganiatâd a roddir gan yr Awdurdod Cynllunio'n cynnwys yr Amodau a osodir isod.

1. Bydd y gyffordd bresennol sy'n caniatáu mynediad i'r safle oddi ar Ffordd Sirol Dosbarth II y B4342 yn cael ei gwella a'i hadeiladu'n unol â Chynllun Nodweddiadol Rhif 6B a'r Nodiadau Cyffredinol ategol (A15/6B).
2. Cyn i'r datblygiad y rhoddir caniatâd ar ei gyfer drwy hyn gael ei feddiannu am y tro cyntaf, bydd gofyn darparu lleiniau gwelededd yn mesur 2.4m (pellter 'x' lleiaf) x 43m (pellter 'y' lleiaf ar gyfer cyflymder traffig 30mya, Llawlyfr Strydoedd) x 600mm (uchder uchaf) sy'n bodloni gofynion yr Awdurdod Cynllunio Lleol, ar y cyd â'r Awdurdod Priffyrdd Lleol.
3. Bydd arwynebau a draeniau'r mynediad yn bodloni gofynion yr Awdurdod Cynllunio Lleol cyn dechrau'r defnydd a ganiateir drwy hyn. (A31)
4. Bydd dŵr wyneb yn cael ei atal a'i waredu fel nad yw'n gollwg i'r briffordd gyfagos. (A32)
5. Ni fydd dŵr wyneb o unrhyw ran o'r datblygiad yn cael ei gysylltu â draen dŵr wyneb presennol y briffordd. (A33)
6. Bydd unrhyw waith cysylltiedig o fewn terfynau'r briffordd yn cael ei gynnal yn unol â gofynion yr Awdurdod Cynllunio Lleol (A38).
7. Bydd y datblygiad yn cynnwys unrhyw addasiadau angenrheidiol i gyfarpar cyfleusterau cyhoeddus, draeniau priffyrdd, goleuadau stryd, arwyddion traffig, neu farciau ffyrdd sy'n codi yn sgil y gwaith, all gynnwys y gost lawn o gyflwyno unrhyw orchymyn traffig ar draul y datblygwr. (Sylwer – rhaid i unrhyw waith o fewn terfynau'r briffordd gael ei oruchwylio a'i gyflawni gan bersonau sydd wedi'u cymhwysu i wneud hynny gan yr Ysgrifennydd Gwladol dan Ddeddf Ffyrdd Newydd a

Gwaith Stryd 1991). (A82)

8. Gwneir darpariaeth ar gyfer parcio a throi cerbydau yn unol â'r cynlluniau a gymeradwywyd gan yr Awdurdod Cynllunio Lleol. (A9)

9. Bydd y cyfleusterau parcio arfaethedig yn cael eu cwblhau cyn y dechreuir gwneud defnydd o'r datblygiad (A5).

RHESYMAU: Er budd diogelwch ar y ffyrdd ac i sicrhau bod traffig yn llifo'n rhydd.

Draenio Tir – Cyfeiriwn at eich ymgynghoriad cynllunio mewn perthynas â'r safle uchod a hoffem dynnu eich sylw at y materion canlynol:

- Mae'r safle mewn perygl rhannol o lifogydd dŵr wyneb.
- Mae cwrs dŵr yn rhedeg drwy'r safle arfaethedig.

Argymhellion

- Dylai unrhyw arwynebau newydd, gan gynnwys y mynediad, ardaloedd parcio a llwybrau gael eu hadeiladu â deunyddiau athraidd.
- Bydd unrhyw ddŵr ffo ychwanegol sy'n codi yn sgil adeiladu'r datblygiad newydd yn cael ei atal a'i waredu ar y safle fel nad yw'n llifo i eiddo neu dir cyfagos.
- Ni ddylid lleoli suddfannau dŵr o fewn 6m o ffordd neu adeilad. Dylid cyflwyno lleoliad a dyluniad hydrologig y suddfannau dŵr arfaethedig gyda'r cais, ynghyd â chanlyniadau'r prawf trylifiad, yn unol â BRE365 neu ddogfennau dilynol, i sicrhau bod amodau'r tir yn addas
- Mae suddfannau dŵr yn ddull derbyniol o ddraenio dŵr wyneb os yw amodau'r tir yn addas ond nid fel arall. Os nad yw'r priddoedd presennol yn foddhaol ar gyfer ymdreiddiad, dylid cyflwyno cynllun amgen i gael gwared â dŵr wyneb o'r safle i'r Awdurdod ei asesu.
- Dylid bob amser sicrhau pellter o 1m rhwng sylfaen y system ymdreiddio â lefel uchaf debygol dŵr daear.
- Dylid dylunio unrhyw gynllun rheoli dŵr wyneb ar gyfer storm 6 awr, sef tebygolrwydd o 1 flwyddyn ymhob 100, gyda lwfans o 30% ar gyfer newid hinsawdd a 10% ar gyfer Ymgripiad Trefol, ac mi ddylai fodloni'r Safonau SuDS Statudol Cenedlaethol.
- Mae'r ymgeisydd yn bwriadu gollwng y dŵr wyneb i gwrs dŵr presennol. Rhaid i'r ymgeisydd sicrhau bod gan y cwrs dŵr presennol y gallu i ymdopi ag unrhyw ddŵr wyneb ychwanegol. Os nad oes gan y cwrs dŵr presennol allu digonol, rhaid cyflwyno dull amgen o gael gwared â dŵr wyneb i'w werthuso.
- Bydd angen i unrhyw ddŵr a ollyngir i gwrs dŵr presennol fod â chyfradd gollwng sy'n welliant ar y gyfradd dŵr ffo maes glas presennol. Mae angen gwybodaeth bellach am leoliad y cysylltiad â chwrs dŵr presennol.
- Dylai'r cwrs dŵr gerllaw barhau i fod yn agored a heb ei effeithio. Ni osodir ceuffosydd yn unrhyw ran o'r cwrs dŵr heb gael caniatâd ymlaen llaw.

Rheswm

- I ddileu unrhyw berygl o lifogydd, i leihau effaith y datblygiad ar yr amgylchedd naturiol ac i sicrhau na fydd y cynnig yn achosi unrhyw lifogydd.

Er Gwybodaeth

- Mae gofyn cael Cymeradwyaeth SuDS. Ni chaiff unrhyw waith datblygu fynd rhagddo nes bod cymeradwyaeth wedi'i dderbyn gan Gorff Cymeradwyo Draenio Cynaliadwy (SAB), yn ogystal â chyllunio. Argymhellir felly bod yr ymgeisydd yn cysylltu â SAB cyn gynted â phosib i drafod y Cais SuDS.
- Ceir gwybodaeth bellach ar wefan Cyngor Sir Ceredigion: [tp://www.ceredigion.gov.uk/resident/planning-building-control-and-sustainable-drainage-body-sab/sustainable-drainage-approval-body-sab/](http://www.ceredigion.gov.uk/resident/planning-building-control-and-sustainable-drainage-body-sab/sustainable-drainage-approval-body-sab/).
- Gall fod angen Caniatâd Cwrs Dŵr Cyffredin. Ni chaiff unrhyw waith adeiladu pellach fynd rhagddo nes bod cymeradwyaeth wedi'i roi. Ceir mwy o wybodaeth ar: <http://www.ceredigion.gov.uk/resident/coast-countryside/coastal-flood-risk-management/ordinary-watercourse-consent/>.

Ecoleg – Os bydd Rheoli Datblygu'n penderfynu cymeradwyo'r cais hwn, cynghorwn bod yr amodau canlynol yn cael eu

cynnwys yn yr Hysbysiad o Benderfyniad.

Amodau

1. Ni chaiff unrhyw waith na datblygu fynd rhagddo nes bod cynllun tirlunio a gwelliannau ecolegol manwl wedi'i gyflwyno a'i gymeradwyo'n ysgrifenedig gan ecolegydd yr Awdurdod Cynllunio Lleol, a fydd yn cael ei weithredu'n llawn cyn dechrau rhoi'r datblygiad ar waith ac yn parhau wedi hynny am byth. Os digwydd bod angen tynnu unrhyw goed neu rannau o wrychoedd, rhaid i'r cynllun gynnwys cynigion i blannu rhai yn eu lle, neu drawsleoli, i ddangos na fydd unrhyw golled net o ran nodweddion o'r fath. Bydd y cynllun yn cynnwys y manylion canlynol (ymhlith eraill o bosib):

a. lleoliad coed a gwrychoedd presennol sydd i'w cadw;

b. cynlluniau plannu i gynnwys rhywogaethau brodorol, lleol yn bennaf, sy'n nodi'r rhywogaethau a ddefnyddir, eu lleoliad, maint plannu, a niferoedd/dwysedd arfaethedig;

c. disgrifiadau a lleoliadau unrhyw welliannau ecolegol. Bydd y rhain yn cynnwys (man lleiaf) un blwch ystlumod ac un blwch nythu fesul eiddo.

Bydd yr holl dirlunio a gwelliannau yn y cynllun cymeradwy'n cael eu cwblhau o fewn 12 mis calendr o ddechrau'r datblygiad, neu fesul cam, fel y cytunir yn ysgrifenedig gyda'r Awdurdod Cynllunio Lleol. Plannir coed neu lwyni newydd o'r un maint i gymryd lle unrhyw rai sy'n marw neu'n cael eu difrodi'n ddifrifol, neu'n dioddef o glefyd o fewn pum mlynedd o gwblhau'r datblygiad, a hynny o fewn 12 mis calendr.

2. Ni fydd unrhyw oleuadau diogelwch neu addurniadol allanol wedi'u gosod yn uwch na 3m o'r ddaear, a bydd ganddynt gapan uwch eu pennau i gyfeirio'r golau islaw'r llorweddol, ar ongl sy'n llai na 70 gradd o'r fertigol, ac ni fyddant wedi'u gosod ar, neu wedi'u cyfeirio at flychau ystlumod neu at y talcen neu'r bondo. Rhaid i'r golau fod yn llai na 3 lwcs ar lefel y ddaear ac ni fydd unrhyw olau sydd dros 1 lwcs yn ymledu ar hyd yr adeiladau, y bondo neu'r to, neu gerllaw unrhyw wrychoedd neu goed. Bydd unrhyw oleuadau â synwryddion Isgoch Goddefol (PIR)

Cyfoeth Naturiol Cymru – Rydym wedi adolygu'r cais cynllunio a gyflwynwyd inni, ac o'r wybodaeth a ddarparwyd, rydym o'r farn nad yw'r datblygiad arfaethedig yn effeithio ar unrhyw fater sydd wedi'i restru yn ein Gwasanaeth Cynghori ar Gynlluniau Datblygu: Testunau Ymgynghori (Medi 2018):

<https://naturalresources.wales/guidance-and-advice/businesssectors/planning-and-development/our-role-in-planning-and-development/our-role-in-planning-anddevelopment/?lang=en>.

Felly nid oes gennym unrhyw sylw i'w wneud am y datblygiad arfaethedig.

Sylwer nad yw ein penderfyniad i beidio â gwneud sylwadau yn golygu nad oes unrhyw bosibilrwydd y bydd y datblygiad arfaethedig yn effeithio ar fuddiannau eraill, gan gynnwys buddiannau amgylcheddol o bwysigrwydd lleol, megis pa mor agos yw'r datblygiad at gwrs dŵr cyffredin. Cynghorwn felly eich bod yn ymgysylltu â'ch Awdurdod Llifogydd Lleol Arweiniol, oherwydd mi all fod ganddyn nhw wybodaeth am unrhyw berygl o lifogydd yn yr ardal hon. Gall yr Awdurdod hwn hefyd roi cyngor ar p'un ai ydyn nhw'n ystyried bod angen asesiad o'r perygl o lifogydd i'ch helpu i wneud penderfyniad am y cais.

Dylid hefyd atgoffa'r ymgeisydd bod yn rhaid cynnal pob gwaith ar y safle yn unol â Canllaw Atal Llygredd (GPP) 5 'gwaith a chynnal a chadw o fewn neu gerllaw dŵr' a Chanllawiau Atal Llygredd eraill perthnasol, sydd ar gael ar wefan NetRegs. Dylid cynghori'r ymgeisydd mai ei gyfrifoldeb ef neu hi, yn ogystal â chael caniatâd cynllunio, yw sicrhau ei (b)fod wedi cael pob trwydded/caniatâd arall sy'n berthnasol i'r datblygiad.

Dŵr Cymru – Cyfeiriwn at eich ymgynghoriad cynllunio mewn perthynas â'r safle uchod, a gallwn ddarparu'r sylwadau canlynol mewn perthynas â'r datblygiad arfaethedig. Am fod y cynnig yn bwriadu defnyddio dull amgen yn hytrach na'r brif system ddraenio, byddem yn cynghori bod yr ymgeisydd yn gofyn cyngor Cyfoeth Naturiol Cymru a/neu'r Awdurdod Rheoliadau Adeiladu / Arolygydd Cynllunio Cymeradwy am fod y ddau'n gyfrifol am reoleiddio dulliau draenio amgen.

Cyflenwad Dŵr Yfed

Dylai'r datblygwr gysylltu â ni ar y cyfeiriad uchod neu ffonio 0800 9172652 i gael gwybodaeth bellach ar y mater hwn. Mae yna brif bibell ddŵr yn croesi'r datblygiad arfaethedig, y dangosir ei lleoliad yn fras ar y cynllun sydd ynghlwm. Mae gan Dŵr Cymru, fel yr Ymgymwr Statudol, bwerau statudol i gael mynediad at ein cyfarpar bob amser. Rwy'n amgáu ein Hamodau ar gyfer Datblygu gerllaw Prif Bibell/Pibellau Dŵr. Gall fod modd dargyfeirio'r brif bibell ddŵr hon dan Adran 185 a Ddeddf y Diwydiant Dŵr 1991, gyda'r gost yn cael ei throsglwyddo i'r datblygwr. Rhaid i'r datblygwr ymgynghori â Dŵr Cymru cyn i unrhyw waith datblygu fynd rhagddo ar y safle.

Mae ein hymateb yn seiliedig ar yr wybodaeth a ddarperir yn eich cais. Os digwydd bod y cynnig yn newid yn ystod y broses ymgeisio, gofynnwn yn garedig ichi ail-ymgynghori â ni, ac rydym yn cadw'r hawl i wneud sylwadau newydd.

Ni dderbyniwyd unrhyw sylwadau oddi wrth drydydd parti.

ASESIAD SWYDDOG:

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 dod o fewn 'lleoliadau eraill' fel y'u nodir yn y Cynllun Datblygu Lleol (CDLI) a fabwysiadwyd, lle mae datblygu'n cael ei reoli'n llym er mwyn sicrhau datblygu cynaliadwy, a gwarchod ardaloedd cefn gwlad agored.

Mae'r CDLI yn gosod cyfanswm gofyniad o 177 o unedau preswyl newydd ar gyfer grŵp anheddiad Felinfach/Ystrad Aeron, gyda 122 o'r rheiny'n cael eu darparu o fewn y ganolfan wasanaethau ei hun a'r 65 arall o fewn lleoliadau eraill. Ers Medi 2022, cwblhawyd 52 o ddatblygiadau o fewn y categori 'lleoliadau eraill', gydag 18 uned pellach wedi cael caniatâd, un adeilad wedi'i ddymchwel ac eraill wedi'u trawsnewid, gan greu angen am dai ychwanegol, sy'n golygu felly bod -4 ar ôl, sy'n dangos bod yr angen am dai o fewn y categori 'lleoliadau eraill' yn uwch na'r terfyn a osodwyd yn y CDLI. Ar y llaw arall, mae yna angen o hyd am 71 o anheddau o fewn y categori 'canolfannau gwasanaethau', sy'n tanlinellu'r anghydbwysedd tai yn y grŵp anheddiad, gyda mwy ar gael o fewn 'lleoliadau eraill'.

Mae Polisi S04 y CDLI yn nodi ei bod hi'n amhriodol codi tai yn gyffredinol o fewn 'lleoliadau eraill' oni bai bod modd eu cyfiawnhau drwy ddangos bod angen mwy o dai fforddiadwy yn yr ardal, a hynny'n unol â Pholisi S05; neu angen am anedd menter wledig yn unol â TAN 6.

Nid yw safle'r cais yn cael ei ystyried yn fferm weithredol ac felly nid yw'n cynrychioli arallgyfeirio ar fferm, ac o ganlyniad nid yw TAN 6 yn berthnasol yn yr achos hwn. Mae Polisi S05 yn gofyn bod tai fforddiadwy'n cael eu lleoli'n union gerllaw grwpiau presennol o anheddau, yn unol â bwriadau Polisi Cynllunio Cymru, paragraff 9.2.22. Fodd bynnag, mae'r Polisi wedi'i ddiweddarau ers hynny, gyda pharagraff 3.60 yn gofyn bod datblygu o fewn cefn gwlad wedi'i leoli oddi mewn a gerllaw aneddiadau, lle gellir darparu orau ar ei gyfer yn nhermau seilwaith, mynediad, a chadwraeth cynefinoedd a thirwedd. Mae'n nodi y gall mewnlenni neu estyniadau bach i aneddiadau presennol fod yn dderbyniol, yn enwedig os ydyn nhw'n cwrdd ag angen lleol am dai fforddiadwy, ond bod yn rhaid parhau i gadw rheolaeth lem ar adeiladau newydd mewn ardaloedd cefn gwlad agored, sydd i ffwrdd o aneddiadau presennol.

Byddai'r anedd arfaethedig gerllaw grŵp o anheddau o fewn Llundain Bach. Mae'r anheddau presennol yn yr ardal yn wasgaredig, gydag ardaloedd eang o dir amaethyddol rhyngddyn nhw. Yr anheddiad agosaf yw Talsarn, sydd wedi'i leoli tua 0.9m i ffwrdd, ac felly nid yw'r safle arfaethedig wedi'i leoli oddi mewn na gerllaw anheddiad presennol. Yn ogystal, does dim pafinau i'r aneddiadau hyn i ganiatáu cerdded diogel, a hefyd does dim trafndiaeth gyhoeddus ar gael o fewn pellter cerdded diogel o safle'r cais. Felly byddai'r preswylwyr yn gwbl ddiwynnol ar ddefnydd o gerbyd preifat i gael mynediad at wasanaethau a chyfleusterau.

Mae hyn yn mynd yn groes i bolisiâu cenedlaethol a lleol sy'n ceisio hyrwyddo dulliau teithio cynaliadwy, drwy sicrhau bod tai newydd yn cael eu hadeiladu mewn lleoliadau lle mae modd cyrraedd gwasanaethau a chyfleusterau, yn y lle cyntaf drwy gerdded neu feicio, yna drwy ddefnyddio trafndiaeth gyhoeddus, ac yna'n olaf drwy ddefnyddio cerbydau modur preifat. Pwysleisiwyd y polisi diweddaraf hwn gan yr Arolygydd Cynllunio wrth wneud penderfyniad galw i mewn.

Gan droi at dai fforddiadwy, yn ôl Polisi S04 y CDLI, mewn lleoliadau Eraill, yn nhermau tai fforddiadwy, dylai tai newydd gael eu lleoli'n union gerllaw grwpiau presennol o anheddau, yn unol â bwriadau paragraff 9.2.22 Polisi Cynllunio Cymru a pharagraff 10.13 TAN 2. Mae'r cyfeiriad at baragraff 9.2.22 yn cyfeirio at Rifyn 9 o Bolisi Cynllunio Cymru, sydd wedi'i ddisodli erbyn hyn yn sgil cyhoeddi Rhifyn 10. Fodd bynnag, mae paragraff 3.56 o Rifyn 10, y cyfeirir ato uchod, yn adlewyrchu'n bennaf yr hyn a nodir ym mharagraff 9.2.22 o'r rhifyn blaenorol, er ei fod wedi'i ddiwygio i gyfeirio at fewnlenni neu estyniadau bach (fy mhwyslais i) yn hytrach na grwpiau (fy mhwyslais i) o anheddau. Mae paragraff 4.2.34 Rhifyn 10 a pharagraff 10.13 TAN 2 yn ailadrodd y dylai safleoedd gwledig sydd wedi'u heithrio ar gyfer tai fforddiadwy fod ar dir sydd o fewn neu gerllaw aneddiadau gwledig presennol. Dylai tai fforddiadwy ar safleoedd o'r fath ddiwallu anghenion pobl leol am byth, a chyfrif tuag at y lefel gyffredinol o ddarpariaeth dai.

Mae Dyfodol Cymru'n ailadrodd pwysigrwydd datblygu o fewn aneddiadau cynaliadwy. Mae'n nodi bod aneddiadau gwledig ffyniannus, cydnerth a chynaliadwy'n cynnwys cymysgedd cyfoethog o dai, cyflogaeth, gwasanaethau a seilwaith, wedi'u lleoli yn y mannau iawn i ddiwallu anghenion a dyheadau'r boblogaeth ar gyfer y dyfodol.

Ni ystyrir bod safle'r datblygiad gerllaw unrhyw rai o'r gwasanaethau na'r seilwaith uchod ac felly ni ystyrir bod y lleoliad yn un cynaliadwy. Yn ogystal, byddai ychwanegu'r datblygiad yn creu mwy o anghydbwysedd tai rhwng y ganolfan wasanaethau a lleoliadau eraill, yn groe i Bolisi S04.

Dyluniad a Chymeriad

Byddai'r tai annedd arfaethedig wedi'i lleoli tu ôl i gasgliad presennol o anheddau i'r dwyrain a'r de o'r safle. I'r gogledd a'r gorllewin o safle'r cais mae caeau amaethyddol agored. Byddai'r tai annedd arfaethedig yn gorwedd tua 20m i ffwrdd o'r eiddo cyfagos, Isfryn, i'r dwyrain, 27.4m i ffwrdd o Glan Thames i'r de, a 45m i ffwrdd o Llundain-fach i'r de ddwyrain. Mae Rhydyfelin ar yr ochr arall i'r ffordd, i'r dwyrain. Mae'r aneddiadau cyfagos yn gasgliad o fyngalos ar wahân, byngalos chalet, a thŷ annedd deulawr.

Byddai màs a maint y tai annedd arfaethedig yn gorwedd yn gyfforddus o fewn cwrtill safle'r cais. Tybir y byddai dyluniad arfaethedig yr annedd a'r deunyddiau'n cydweddu'n dda â'r anheddau cyfagos.

Byddai arddull bensaernïol a dyluniad arfaethedig y pâr o dai annedd un-talcen yn integreiddio'n dda â'r ardal gyfagos ac yn creu cymysgedd o wahanol fathau o anheddau yn yr ardal. Bernir y gallai'r tai annedd arfaethedig gael effaith positif, yn sgil eu dyluniad, ar yr olygfa stryd, yn unol â pholisi DM06 y CDLI.

Bydd pob tŷ annedd unigol yn cynnwys arwynebedd llawr mewnol gros o 120 metr sgwâr a thair ystafell wely. Mae Gofynion Safonau Ansawdd Datblygu Cymru 2021 Creu Cartrefi a Lleoedd Hardd (WDQR 2021) yn nodi y dylai tai annedd deulawr sydd â'r capasiti ar gyfer tair ystafell wely a phump o bobl fod ag arwynebedd llawr mewnol gros o 93 metr sgwâr. Felly, byddai maint arfaethedig y tai annedd unigol yn golygu nad oedd modd eu hystyried fel annedd fforddiadwy, yn groes i WDQR 2021 a pholisi S05.

Amwynder Preswyl

Mae defnydd o'r eiddo fel pâr o dai annedd deulawr yn briodol i'r cyd-destun, ac mae digon o bellter yn eu gwahanu a'u cysgodi rhag cymdogion cyfagos. Ni ystyrir felly y bydd y cynnig yn cael unrhyw effaith andwyol ar amwynder deiliad eiddo cyfagos, ac felly mae'n cydymffurfio â maen prawf 7 Polisi DM06 y CDLI.

Priffyrdd

Mae digon o le parcio oddi ar y stryd ar gyfer pâr o dai annedd, yn ogystal â mynediad addas. Ymgynghorwyd â'r Awdurdod Priffyrdd Lleol ac maent wedi nodi nad oes ganddynt unrhyw wrthwynebiad i'r cynnig, yn unol ag amodau.

Draenio Tir

Ymgynghorwyd â'r adran draenio tir lleol a Cyfoeth Naturiol Cymru ynghylch y cynllun arfaethedig, ac maent wedi nodi nad oes ganddynt unrhyw wrthwynebiad i'r cynnig, yn unol ag amodau.

Ecoleg

Nid oes gan Ecolegydd yr Awdurdod Lleol unrhyw wrthwynebiad i'r cynllun arfaethedig, yn unol ag amodau.

ARGYMHELLIAD:

GWRTHOD

RHESYMAU DROS GYFEIRIO'R CAIS I'R PWYLLGOR RHEOLI DATBLYGU:

Mae'r Cynghorydd Ceris Jones wedi gofyn i'r cais gael ei ystyried gan y Pwyllgor Rheoli Datblygu am y rhesymau a ganlyn:

- Cyflwynwyd y cais mewn camgymeriad fel un marchnad agored ac mae'r ymgeisydd yn dymuno iddo gael ei ystyried fel tai fforddiadwy
- Mae'r safle wedi ei lleoli o fewn anheddiad
- Angen am dai fforddiadwy yn lleol
- Tai ar gyfer ei hwyron - gwyddom fod angen cadw unigolion ifanc yng Ngheredigion

RHESWM DROS OHIRIO:

Yng nghyfarfod y Pwyllgor Rheoli Datblygu ar y 8fed o Chwefror, 2023, penderfynodd yr aelodau gyfeirio'r cais i'r Panel Archwilio Safleoedd (SIP), yn unol â pharagraff 3 o feini prawf mabwysiedig y Cyngor.

Yn ogystal a hyn, penderfynodd yr aelodau i ohirio'r cais er mwyn caniatáu fwy o amser neu gyfnod ailfeddwl i ystyried y pwyntiau a godwyd gan yr aelodau, i ystyried arwyddocâd y gwriad ac i ystyried y risgiau, cyn adrodd yn ôl i'r Pwyllgor.

Cyn i'r SIP a'r Grwp Oeri gael eu cynnal, cadarnhaodd yr ymgeisydd fod y tai yn cael eu cynnig fel tai fforddiadwy, er bod y

cais cychwynnol wedi'i gyflwyno ar gyfer dau dŷ marchnad agored.

PANEL ARCHWILIO SAFLE:

Cyfarfu'r SIP ar yr 20fed o Chwefror, 2023, ac roedd yn cynnwys y Cyng. Rhodri Davies (Cadeirydd), Cyng. Ifan Davies (Is-Gadeirydd), Cyng. Meirion Davies, Cyng. Sian Maehrlein a'r Cyng. Hugh Hughes.

Rhodddwyd cyflwyniad byr gan y Rheolwr Gwasanaeth, er mwyn atgoffa'r aelodau o fanylion y bwriad, ynghyd â chrynodeb pam fod yr Awdurdod Cynllunio Lleol yn argymhell fod y cais yn cael ei wrthod. Dywedodd y Rheolwr Gwasanaeth wrth y panel nad yw Llundain Fach yn bodloni'r meini prawf ar gyfer anheddiad a'i fod yn cynnwys clwstwr bach neu grŵp o eiddo yn unig. Tynnwyd sylw'r aelodau at y ffaith bod ffurf adeiledig Llundain Fach yn wasgaredig ac nad oes cyfleusterau na gwasanaethau dyddiol ar gael yno. Pwysleisiwyd i'r aelodau nad yw'r clwstwr a elwir yn Llundain Fach yn cael ei ystyried yn le cynaliadwy ar gyfer datblygu tai ac y dylai unrhyw ddatblygiad newydd cael ei leoli mewn aneddiadau mwy cynaliadwy fel Felinfach, lle mae digon o wasanaethau dyddiol eisoes yn bodoli, yn unol â bwriadau Cymru'r Dyfodol. Mae bwriad hefyd i adeiladu ysgol ardal newydd yn Felinfach.

Arolygodd yr aelodau'r safle a wedyn aethant ati i drafod eu canfyddiadau.

Yn gyntaf, nid oedd aelodau'r panel yn dadlau ynghylch nodweddion ffisegol y clwstwr a amlinellwyd gan y Rheolwr Gwasanaeth, ac roeddent yn derbyn nad oes gwasanaethau na chyfleusterau dyddiol ar gael yn y lleoliad hwn.

Daeth yr aelodau hefyd i gonsensws er eu bod yn cydnabod bod angen cyffredinol am dai fforddiadwy yn y sir, ni chyflwynwyd unrhyw dystiolaeth iddynt fod yna angen o fewn Llundain Fach ei hun. Roeddent o'r farn felly y gellid diwallu'r angen cyffredinol yn well o fewn aneddiadau mwy cynaliadwy.

Ymhellach, roedd yr aelodau'n cofio bod y pwyllgor wedi gwrthod caniatâd cynllunio yn ddiweddar ar gyfer tŷ fforddiadwy gerllaw, a thra bod yn rhaid ystyried pob cais yn ôl ei rinweddau ei hun, nid oedd yr aelodau'n teimlo bod unrhyw sail nac unrhyw ystyriaethau cynllunio perthnsaol i gyfiawnhau gwneud argymhelliad gwahanol yn yr achos hwn, o ystyried agosrwydd ffisegol y ddau safle.

GRŴP OERI:

Cyfarfu'r aelodau'r Grŵp Oeri ar y 22ain o Chwefror, 2023 i drafod y cais, lle chytunwyd yn unfrydol i argymhell i'r Pwyllgor Rheoli Datblygu bod y cais yn cael ei wrthod gan nad yw'n bodloni'r meini prawf ar gyfer anheddiad, nid yw wedi cyflawni prawf ar gyfer angen lleol, nid yw'n bodloni'r meini prawf ar gyfer tai fforddiadwy, ac hefyd ni ddarparwyd unrhyw dystiolaeth o anedd menter wledig (TAN6).

ARGYMHELLIAD Y PANEL ARCHWILIO SAFLE A'R GRŴP OERI:

GWRTHOD caniatâd cynllunio, yn unol ag argymhelliad y swyddog.

Rhif y Cais / Application Reference	A220097
Derbyniwyd / Received	06-02-2022
Y Bwriad / Proposal	Erection of a pair of semi detached houses
Lleoliad Safle / Site Location	Isfryn, Talsarn Lampeter. SA48 8QE
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr Stuart Roper, Cleifon Cottage, Felinfach, Lampeter, Ceredigion, SA48 8BD
Asiant / Agent	,

THE SITE AND RELEVANT PLANNING HISTORY

The application site is located within Llundain-fach which is a small hamlet between Talsarn and Llangethio. The site is rectangular in shape and is approximately 0.085ha in size, and next to Isfryn, Llundain-fach, Talsarn.

There is no relevant planning history associated with the application site.

DETAILS OF DEVELOPMENT

The application seeks full planning permission for the construction of a pair of semi-detached two storey dwellinghouses. The dwellinghouses will be constructed along the northern elevation fronting onto the lane off the B4342. External works include the cladding of the rear extension with timber, and alterations to fenestrations.

Access will be obtained from B4342 and each dwelling will include a parking/turning area for 2 vehicles per household.

The pair of semi-detached dwellinghouse would measure 14m wide x 10m deep x 8.54m high. Each dwelling house would measure individually 7m in width and include a total ridge line of 14.84m wide.

Each dwellinghouse would have a internal floorspace of 120sqm and include 3no. bedrooms, 2no w/c, kitchen/dining area and living room.

RELEVANT PLANNING POLICIES AND GUIDANCE

Relevant National Planning Policy

Future Wales: The National Plan 2040

PPW Planning Policy Wales

TAN6 Planning for Sustainable Rural Communities (2010)

TAN2 Planning and Affordable Housing (2006)

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

DM06 High Quality Design and Placemaking

DM13 Sustainable Drainage Systems

DM14 Nature Conservation and Ecological Connectivity

DM15 Local Biodiversity Conservation

DM17 General Landscape

Relevant adopted Supplementary Planning Guidances (SPGs):

CCC Parking Standards SPG

Built Environment and Design 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 Tref Lampeter Town Council - No response received

Highways - Any permission which the Planning Authority may give shall include the Condition(s) detailed below.

1. The existing site access road junction with the adjoining County Class II Road B4342 shall be improved and constructed in accordance with Typical Layout No.6B and the accompanying General Notes. (C15/6B)
2. Prior to the first occupation of the development hereby permitted visibility splays measuring 2.4m (min 'x' distance) by 43m (min 'y' distance for 30mph traffic speeds, Manual for Streets) by 600mm (max height) shall be provided to the satisfaction of the Local Planning Authority, in conjunction with the Local Highway Authority.
3. The access shall be surfaced and drained to the satisfaction of the Local Planning Authority before commencement of the use hereby permitted. (C31)
4. Surface water shall be trapped and disposed of so as not to discharge from/to the adjoining highway. (C32)
5. No surface water from any part of the development shall be connected into the existing highway surface water drain. (C33)
6. All incidental works within the highway limits shall be carried out to the Local Planning Authority's satisfaction. (C38)
7. The development shall include any necessary adjustment of any public utilities apparatus, highway drains, street lights, traffic signs or road markings arising from the works, that may include the full cost of introducing any traffic order at the developers expense. (N.B. All works within highway limits have to be supervised and carried out by persons qualified to do so by the Secretary of State under The New Roads & Street Works Act 1991). (C82)

8. Provision shall be made for parking and turning vehicles in accordance with the plans approved by the Local Planning Authority. (C9)

9. The proposed parking facilities shall be completed before the development is brought into use. (C5)

REASONS: In the interest of road safety and free flow of traffic.

Land Drainage - We refer to your planning consultation relating to the above site and we would like to make you aware of the following issues:

- The site is partially at risk of surface water flooding.
- There is a watercourse running through the proposed site.

Recommendations

- Any new surfacing, including access, parking areas and paths, should be constructed from permeable materials.
- Increased surface water run-off resulting from the construction of the new development shall be trapped and disposed of onsite so as not to flow onto adjoining properties or land.
- Soakaways should not be located within 6m of a road or building. The application should be accompanied by the site and hydraulic design of the proposed soakaways and the results of the percolation test in accordance with BRE365 or supervening documents to ensure that ground conditions are adequate.
- Soakaways are only an acceptable method of surface water drainage should ground conditions prove suitable. If the existing soils are not satisfactory for infiltration alone an alternative scheme for the disposal of surface water from the site should be submitted to the Authority for assessment.
- A minimum distance of 1m between the base of the infiltration system and the maximum likely ground water level should always be adopted.
- Any surface water management scheme should be designed for a 6 hours storm event, a 1 in 100 year probability, 30% allowance for climate change and 10% Urban Creep and should meet the Wales Statutory SuDS Standards.
- The applicant proposes to dispose of surface water into an existing watercourse. The applicant must ensure that the existing watercourse has the capacity to cope with any additional volume of surface water. If the existing watercourse does not have sufficient capacity, an alternative method for the disposal of surface water must be submitted for appraisal
- Any discharge to an existing watercourse will need a discharge rate which is an improvement on the existing greenfield runoff rate. Further information is required on the location of the connection to an existing watercourse.
- The adjacent watercourse is to remain open and unaffected. No section of the watercourse is to be culverted without prior consent.

Reason

- To eliminate the risk of flooding, reduce the impact of the development of the natural environment and to ensure the proposal will not cause any flooding.

Informatives

- SuDS Approval is required. No development can commence until approval has been granted by the SuDS Approval Body (SAB) as well as planning. It is therefore recommended that the applicant contact the SAB as soon as possible to discuss the SuDS Application.
- Further information can be found on Ceredigion County Council's website <http://www.ceredigion.gov.uk/resident/planning-building-control-and-sustainable-drainage-body-sab/sustainable-drainage-approval-body-sab/>.
- Ordinary Watercourse Consent may be required. No further construction work can commence until approval has been granted. Further information can be found at <http://www.ceredigion.gov.uk/resident/coast-countryside/coastal-flood-risk-management/ordinary-watercourse-consent/>.

Ecology - Should Development Management be minded to approve this application, we advise that the following conditions are included in the Decision notice

Conditions

1. No works or development shall take place until a detailed landscaping and ecological enhancements scheme is submitted to and approved in writing by the Local Planning Authority ecologist, which will be fully implemented before the development is brought into operation and remain thereafter in perpetuity. Should any trees or sections of hedgerows need to be removed, the plan must include proposals for compensatory planting or translocation demonstrating no net loss in such features. The scheme shall detail (but is not limited to):

- a. locations of existing trees and hedgerows to be retained;
- b. planting plans to include mostly native species of local provenance noting the species to be used, their location, planting sizes and proposed numbers/densities;
- c. descriptions and locations of ecological enhancements. These shall comprise (at a minimum) one bat box and one bird nesting box per property.

All landscaping and enhancements in the approved scheme shall be completed within 12 calendar months of commencement of the development or in such phases as may be agreed in writing with the Local Planning Authority. Any trees or shrubs which die or become seriously damaged or diseased within five years of completion of the development shall be replaced within 12 calendar months with trees of the same size and species.

2. Any exterior security or decorative lights shall be less than 3 m from the ground, and fitted with hoods to direct the light below the horizontal plane, at an angle of less than seventy degrees from vertical, and shall not be fixed to, or directed at, bat boxes or gables or eaves. Lighting must be less than 3 lux at ground level and there shall be no light splay exceeding 1 lux along buildings, eaves or roof or adjacent hedgerows or trees. Any lighting shall be Passive Infrared (PIR) triggered

Natural Resources Wales (NRW) - We have reviewed the planning application submitted to us, and from the information provided we do not consider that the proposed development affects a matter listed on our Consultation Topics, Development Planning Advisory Service: Consultation Topics (September 2018): <https://naturalresources.wales/guidance-and-advice/businesssectors/planning-and-development/our-role-in-planning-and-development/our-role-in-planning-anddevelopment/?lang=en>. We therefore do not have any comment to make on the proposed development.

Please note that our decision not to comment does not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance, such as the proximity of the development to an ordinary watercourse. We therefore advise that you consult with your Local Lead Flood Authority (LLFA) as they may have knowledge of any flood risk in this area. The LLFA can also advise on whether they consider an assessment of flood risk is required to aid your determination of the application.

The applicant should also be reminded that all works at the site must be carried out in accordance with GPP5 'works and maintenance in or near water' and other relevant PPGs: which are available on the NetRegs website The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

Welsh Water - We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development. Since the proposal intends utilising an alternative to mains drainage we would advise that the applicant seek advice from Natural Resources Wales and or the Building Regulations Authority / Approved Building Inspector as both are responsible to regulate alternative methods of drainage.

Potable Water Supply

The developer should contact us at the above address or on telephone 0800 9172652 for further information on this matter. The proposed development is crossed by a distribution watermain, the approximate position being shown on the attached plan. Dwr Cymru Welsh Water as Statutory

Undertaker has statutory powers to access our apparatus at all times. I enclose our Conditions for Development near Watermain(s). It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dwr Cymru Welsh Water before any development commences on site.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

No representation received from third party.

OFFICER ASSESSMENT:

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

the plan unless material consideration indicate otherwise”.

Principle of Development

The application site lies within 'other locations' as identified within the adopted Local Development Plan (LDP) where development is strictly controlled in the interest of achieving sustainable development and protecting the open countryside.

The LDP sets out a total requirement of 177 new residential units for the Felinfach / Ystrad Aeron settlement group, of which 122 is to be provided for in the service centre itself and the remaining 65 within other locations. As of September 2022, there had been 52 completions for the other locations category, with a further 18 units having had consent and 1 demolition or conversions which has led to extra need for housing, thereby leaving a residual of -4, indicating that the need for housing within the other location category has exceeded the limits set out in the LDP. In contrast, there remains a need for 71 dwellings within the service centre category highlight the unbalance in housing in the settlement group leaning towards other locations.

LDP Policy S04 states that general housing is inappropriate within 'other locations' unless justified on the basis that it meets a demonstrated unmet affordable housing need in the locality and accords with Policy S05; or need for a rural enterprise dwelling in line with TAN 6.

The application site is not considered to be a working farm and therefore does not represent farm diversification and therefore TAN 6 does not apply in this instance. An affordable housing statement has been submitted in support of this application as evidence to demonstrate the need, demand and justification for affordable dwellings in the area. Policy S05 requires affordable housing to be located immediately adjacent to existing groups of dwellings in line with the intentions of Planning Policy Wales (PPW) paragraph 9.2.22. However, PPW has since been updated with paragraph 3.60 requiring development in the countryside to be located within and adjoining settlements where it can be best accommodated in terms of infrastructure, access, habitat and landscaping conservation. It 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.

The proposed dwelling would be adjacent to a group of dwellings within Llundain Bach. The existing dwellings in the locality are scattered with large areas of agricultural land in between. The nearest settlement is Talsarn which is located approximately 0.9m away and therefore, the proposed site is not 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 national and local planning policy 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 updated national policy stance was emphasised by the Planning Inspector on a call-in decision:

Turning to affordable housing, LDP policy SO4 states that in Other Locations, in terms of affordable housing, new housing should be located immediately adjacent to existing groups of dwellings in line with the intentions of paragraph 9.2.22 of PPW and paragraph 10.13 of TAN 2. The reference to paragraph 9.2.22 is to edition 9 of PPW which has now been superseded by the publication of Edition 10. However, paragraph 3.56 of Edition 10, referred to above, largely reflects that of paragraph 9.2.22 of the previous edition although has been amended to refer to the infilling or minor extension of settlements (my emphasis) rather than groups (my emphasis) of dwellings. Paragraph 4.2.34 of Edition 10 and paragraph 10.13 of TAN 2 reiterate that rural exception sites for affordable housing should be on land within or adjoining existing rural settlements. Affordable housing on such sites should meet the needs of local people in perpetuity and count towards the overall level of housing provision.

Future Wales reiterates the importance of development within sustainable settlements. It notes that thriving, resilient and sustainable rural settlements are characterised by a rich mix of housing, employment, services and infrastructure located in the right places to meet the needs and future aspirations of the population.

The proposed development site is not considered to be within close proximity to any of the above services and infrastructure and therefore, the location is not considered sustainable. Furthermore, the addition of the development would create a greater imbalance of housing between the service centre and other locations, contrary to Policy S04.

Design and Character

The proposed dwellinghouses would sit behind a collect of existing dwellings to the east and south of the site. To the north and west of the application site is open agricultural fields. The proposed dwellinghouses would sit some 20m to the neighbouring property Isfryn to the east, 27.4m to Glan Thames to the south and 45m to Llundain-fach to the south east. Rhydyfelin lies on the opposite side of the road to the east. The surrounding dwellings depict a collection of detached

bungalows, chalet bungalows and two storey dwellinghouses.

The proposed mass and scale of the dwellinghouses would sit comfortably within the curtilage of the application site. The proposed design of the dwelling with harmonious material would appear subservient to the surrounding dwellings.

The proposed architectural style and design of the semi-detached dwellinghouses would integrate well with the surrounding area and result in a mix of dwelling types within the area. It is concluded that the proposed dwellinghouse could have a positive impact by way of design with the street scene, in line with LDP policies DM06.

Each individual dwellinghouse would feature a gross internal floor space of 120sqm and include 3no. bedrooms. The Welsh Development Quality Requirements 2021 Creating Beautiful Homes and Places (WDQR 2021) states that a 2 storey dwellinghouse capable of accommodating 3 bedrooms and 5 people would require a gross internal floor space of 93sqm. Therefore, the proposed scale of the individual dwelling houses would fail to be regarded as an affordable dwelling, contrary to the Welsh Development Quality Requirements 2021 Creating Beautiful Homes and Places (WDQR 2021) and policy S05.

Residential Amenity

The use of the property as a semi-detached two storey dwellinghouses is appropriate to its context and with sufficient separation distance and shielding to surrounding neighbours. The proposal is not therefore considered to have any adverse impact upon the amenity of the occupiers of the nearby properties, and as such accords with LDP Policy DM06, criterion 7.

Highways

There is sufficient off-street parking to serve its use as a pair of semi-detached dwellinghouse with suitable access. The Local Highways Authority has been consulted and responded with no objections to the proposal subject to conditions.

Land Drainage

The local land drainage department and NRW has been consulted on the proposed scheme and responded with no objections to the proposal subject to conditions.

Ecology

The Local Authorities Ecologist has no objections to the proposed scheme subject to conditions

RECOMMENDATION:

REFUSE

REASONS FOR REFERRING THE APPLICATION TO THE DEVELOPMENT MANAGEMENT COMMITTEE: -

Cllr. Ceris Jones has requested that the application be considered by the Development Management Committee for the following reasons:

- Application was submitted in error as open market and applicant wishes for it to be considered as affordable dwellings.
- Located within a settlement
- Need for affordable dwellings locally
- Houses for her grandchildren – we know that there is a need to keep young individuals in Ceredigion.

REASON FOR DEFERRAL:

At the Development Management Committee meeting on the 8th February, 2023, Members resolved to refer the application to the Site Inspection Panel (SIP), in accordance with paragraph 3 of the Council's adopted criteria.

Members also deferred the application to allow further time or a 'cooling off' period to consider the points raised by Members, to consider the significance of the departure and to consider the risks, prior to reporting back to Committee.

Prior to the SIP and Cooling Off Group taking place, the applicant confirmed that the dwellings were being proposed as affordable homes, despite the initial application having been submitted for two open market dwellings.

SITE INSPECTION PANEL:

The SIP met on the 20th February, 2023 and comprised of Cllr. Rhodri Davies (Chair), Cllr. Ifan Davies (Vice Chair), Cllr. Meirion Davies, Cllr. Sian Maehrlein and Cllr. Hugh Hughes.

A short presentation was given by the Service Manager, in order to remind members of the details of the proposal, along with a summary as to why the Local Planning Authority has resolved to recommend refusal. The Service Manager advised the panel that Llundain Fach does not meet the criteria for a settlement and comprises only of a small cluster or group of properties. Members' attention was drawn to the fact that the built form in Llundain Fach is scattered and there are no day to day facilities or services available there. It was emphasised to Members that the cluster known as Llundain Fach is not regarded as being a sustainable place for housing development and that any new development ought to be located in more sustainable settlements such as Felinfach, where there are ample day to day services already available, in line with the intentions of Future Wales. A new area school is also proposed to be built at Felinfach.

Members subsequently inspected the site and discussed their findings.

Firstly, Members of the panel did not dispute the physical characteristics of the cluster that had been outlined by the Service Manager, and they accepted that there are no day to day services or facilities available at this location.

Members also formed a consensus that whilst they acknowledged that there is a general need for affordable homes in the county, they had not been presented with any evidence that there is an identified need within Llundain Fach itself. They were of the view therefore that the general need could be better met within more sustainable settlements.

Furthermore, Members recalled that the committee had recently refused planning permission for an affordable dwelling nearby, and whilst each application must be considered on its own merits, Members did not feel as though there were any grounds or any material planning considerations on which to justify making a different recommendation in this case, given the physical proximity of the two sites.

COOLING OFF GROUP:

Members of the Cooling Off Group met on the 22nd February, 2023, to discuss the application, whereby it was unanimously agreed that the Cooling-Off Group recommend to the Development Management Committee that the application is declined as it does not meet the criteria for a settlement, it has not justified a local need and does not meet the criteria for affordable housing, and no evidence of a rural enterprise dwelling (TAN 6) has been provided.

RECOMMENDATION OF SITE INSPECTION PANEL AND COOLING OFF GROUP:

REFUSE planning permission, as per officer recommendation.