

2. Prif Eitemau/Main Items

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymhelliad / Recommendation
1	A220638	17-08-2022	Mr D Evans (Cartrefi Dyfed Homes Ltd)	Phase 4 - Erection of 8 dwellings to include 2 affordable dwellings.	Cae John, Cross Inn, Llanon, SY23 5NT	Refuse
2	A220674	06-09-2022	Mr G Thomas	Proposed expansion of the caravan park at Bargoed Farm comprising of new tourer pitches with hot tubs, and glamping accommodation.	Bargoed Farm, Llwyncelyn, Aberaeron, SA46 0HL	Approve Subject to Conditions
3	A220763	10-10-2022	Mr M Evans	Proposed replacement dwelling (Demolition at completion), extension to the garden area and associated works.	Allt y Bryn, Beulah, Newcastle Emlyn, SA38 9QH	Refuse
4	A230270	13-04-2023	Mr Eirian Jones (Cyngor Sir Ceredigion)	Raising of the existing front extension roof and general re-roofing of the whole of the leisure centre building and associated works including replacement rainwater goods,	Canolfan Hamdden Teifi, Park Place Gwbert Road, Cardigan, Ceredigion, SA43 1AN	Approve Subject to Conditions

2.1. A220638



Rhif y Cais / Application Reference	A220638
Derbyniwyd / Received	17-08-2022
Y Bwriad / Proposal	Phase 4 - Erection of 8 dwellings to include 2 affordable dwellings.
Lleoliad Safle / Site Location	Cae John, Cross Inn, Llanon, SY23 5NT
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr D Evans (Cartrefi Dyfed Homes Ltd), Morawel, Nebo, Llanon, Ceredigion, SY23 5LE
Asiant / Agent	Mrs Gwennan Jenkins (JMS Planning and Development), Hafan Y Coed, Maeshyfryd, Lampeter, SA48 8AN

Y SAFLE A HANES PERTHNASOL

Mae'r cais yn ymwneud â thir sydd wedi'i leoli i'r dwyrain o ystad Cae John yn anheddiad Cross Inn (Llanon). Ceir mynediad i'r safle ar hyd ffordd bresennol yr ystad sy'n cysylltu â ffordd yr B4337 sy'n mynd drwy'r pentref. Ar hyn o bryd mae'r safle'n wag, yn wastad ac yn ffinio â ffurf adeiledig sydd i'r gorllewin yn union ohono. Mae gan y safle yr hanes cynllunio perthnasol canlynol:

- 790177 Caniatâd Cynllunio Amlinellol. Codi 4 byngalo. Cymeradwywyd yn unol ag amodau 26/04/1979.
- 801412 Caniatâd Cynllunio Amlinellol. Gwrthodwyd 22/01/1981.
- 870078 Caniatâd Cynllunio Amlinellol. Datblygiad Preswyl. Gwrthodwyd 5/08/1987.
- 880170 Caniatâd Cynllunio Amlinellol. 16 annedd i'w hadeiladu mewn dau gam. Gwrthodwyd 08/03/1989.
- A071038 Cynllunio Llawn. Datblygiad preswyl - 5 annedd (2 fforddiadwy). Cymeradwywyd yn unol ag amodau 18/06/2012.
- A160213 Addasu Ymrwymadau Cynllunio. Amrywiad ar yr ymrwymiad cynllunio i leihau'r ddarpariaeth o dai fforddiadwy ar y safle o 2 i 1 a chaniatáu meddiant o 1 annedd marchnad agored cyn cymryd meddiant o'r annedd fforddiadwy. Addaswyd 29/03/2017.
- A160354 Diwygiad Ansylweddol. Cynlluniau diwygiedig ar gyfer lleiniau 3 a 4 o ganiatâd cynllunio A071038. Cymeradwywyd 22/06/2016.
- A201064 – Cynllunio Llawn Cam 3 – Codi 7 annedd. Cymeradwywyd 06/07/2022.

MANYLION Y DATBLYGIAD

Mae'r cais am ganiatâd cynllunio llawn i godi wyth annedd, gyda dwy o'r rheiny'n unedau fforddiadwy. Mae'r cynlluniau'n dangos bloc o ddwy uned un talcen ar ran ogleddol y safle a dwy res o dair annedd ar ran ogleddol a rhan ddeheuol y safle. Mae'r datblygiad wedi'i rannu i'r naill ochr a'r llall o'r ffordd ystâd arfaethedig. Mae pob uned yn darparu tair ystafell wely.

Y deunyddiau a fwriedir yw waliau wedi'u rendro, to llechi, a ffenestri a drysau uPVC. Darperir man parcio o flaen pob eiddo a bydd gan bob uned ardal amwynder breifat ddigonol yn y cefn.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisiâu Cynllunio Cenedlaethol perthnasol:

- Cymru'r Dyfodol – Y Cynllun Cenedlaethol 2040 (2021)
- PPW11 Polisi Cynllunio Cymru (argraffiad 11, Chwefror 2021)

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

- DM01 Rheoli Effeithiau Datblygu ar Gymunedau a'r Iaith Gymraeg
- DM03 Teithio Cynaliadwy
- DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol
- DM05 Datblygu Cynaliadwy a Lles Cynllunio
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM10 Dylunio a Thirlunio

DM17 Y Dirwedd yn Gyffredinol

LU02 Gofynion sy'n Ymwneud â Phob Datblygiad Preswyl

LU06 Dwysedd Tai

LU24 Darparu Mannau Agored Newydd

LU30 Diogelu

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) 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

Ecoleg Ceredigion – Dim gwrthwynebiad yn unol ag amodau

Cyngor Cymuned Dyffryn Arth - Dim gwrthwynebiad

Cyfoeth Naturiol Cymru – dim gwrthwynebiad

Priffyrdd Ceredigion – Dim gwrthwynebiad yn unol ag amodau

Draenio Tir Ceredigion - Sylwadau

CASGLIAD

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

Mae'r cais hwn am gael caniatâd cynllunio llawn ar gyfer pedwerydd cam y datblygiad ar ystad Cae John yn anheddiad Cross Inn. Ar hyn o bryd mae'r ystad yn cynnwys 18 annedd a byddai'r cais arfaethedig, os caiff ei gymeradwyo, yn golygu bod cyfanswm yr unedau ar y safle yn 26.

Mae safle'r cais wedi'i leoli o fewn ffiniau anheddiad Cross Inn sydd wedi'i nodi'n anheddiad cyswllt yn y Cynllun Datblygu Lleol (CDLI). Felly, rhaid i'r cynnig gydymffurfio â gofynion Polisi S04 y CDLI, sef Datblygu Mewn Aneddiadau Cyswllt a Lleoliadau Eraill. Mae Cross Inn yn anheddiad cyswllt ar gyfer Grŵp Gwasanaethau Llanon. Mae wedi'i ddynodi at y diben hwnnw yn sgil y ffaith bod yr anheddiad wedi'i leoli i ffwrdd o drafnidiaeth gyhoeddus, bod yna wasanaethau cyfyngedig yno, a byddai gofyn defnyddio car i fyw yno a mynychu gwaith / ysgolion. Mae'n llai cynaliadwy o ran ei natur gynhenid felly na Llanon (neu Llanrhystud), sy'n elwa o drafnidiaeth gyhoeddus ac sydd o fewn pellter cerdded i wasanaethau cymunedol sylfaenol.

Mae Strategaeth y CDLI yn nodi nad yw twf y tu allan i Ganolfannau Gwasanaethau yn gynaliadwy oni bai ei fod yn caniatáu i'r gymuned bresennol fodloni rhai o'i hanghenion ei hun, a dylai gael ei ddatblygu'n raddol trwy gydol cyfnod y cynllun. Mae'r 'Aneddiadau Cyswllt a Lleoliadau Eraill' ar gyfer Grŵp Llanon â lwfans o hyd at 39 o unedau ar gyfer cyfnod y cynllun (2007-2022) ac ar ddiwedd Mawrth 2023, roedd yna 81 o ymrwymadau (52 wedi'u cwblhau a 29 caniatâd ar y gweill) sy'n golygu bod yna 41 o unedau dros ben y nifer arfaethedig.

Hefyd, mae angen i'r cydbwysedd rhwng y Ganolfan Wasanaethau ac 'Aneddiadau Cyswllt a Lleoliadau Eraill' erbyn 2022 ar gyfer y Grŵp Aneddiadau hwn fod yn 26.5%. Ar hyn o bryd, mae'r ymrwymadau o fewn yr Aneddiadau Cyswllt a Lleoliadau Eraill yn gorbwysu'r rhai o fewn y Ganolfan Wasanaethau, gyda 55% o'r datblygu'n cael ei ganiatáu yn y lleoliadau hynny. Mae hyn serch bod dau safle mawr wedi cael caniatâd yn Llanon yn ddiweddar, sef ystad Craig Ddu a thir gerllaw datblygiad Cylch Peris. Mae hyn yn dangos bod Canolfan Wasanaethau Llanon yn cyflawni, ond nad yw'r cydbwysedd yn iawn, serch hynny, oherwydd y nifer uchel o ymrwymadau o fewn yr Aneddiadau Cyswllt a Lleoliadau Eraill.

Does dim cyfiawnhad felly dros ganiatáu unedau pellach o fewn y categori Aneddiadau Cyswllt a Lleoliadau Eraill ar gyfer y Grŵp Aneddiadau hwn ar yr adeg hon, yn enwedig o ystyried y gall y 29 caniatâd sydd ar y gweill eisoes fodloni anghenion uniongyrchol, tymor byr a thymor canolig y Grŵp.

Yn bwysicach, mae Cross Inn wedi tyfu'n sylweddol ers dechrau cyfnod y cynllun yn 2007 – mae wedi gweld ymrwymadau o dros 91% o'i faint gwreiddiol. Mi fyddai'r cais hwn yn arwain at dwf o tua 114%, a hynny pan mae'r twf ledled y sir wedi'i gapio ar 12%. Pennwyd y ffigur o 12% i sicrhau na fydd yn rhaid i unrhyw anheddiad ymdopi â mwy o dwf nag y gall ei reoli'n gynaliadwy, heb gael effaith negyddol ar gapasiti a diwylliant y pentref. Os bydd yr holl ymrwymadau'n dod i'r fei, mi fydd Cross Inn wedi treblu ei nifer blaenorol o anheddau o leiaf, heb unrhyw gynnydd yn y gwasanaethau, sydd eisoes yn gyfyngedig. Ar hyn o bryd, nodir bod yna eisoes 31 o ymrwymadau (gan gynnwys 4 caniatâd sydd dal ar y gweill), gan olygu bod yna or-ddarpariaeth o 27 o unedau. O blith cyfanswm o 90 o aneddiadau cyswllt yng Ngheredigion, Cross Inn sydd â'r ail or-ddarpariaeth fwyaf yn y Sir, ar -27 o unedau.

Mae'r cynnig yn cynnwys dwy uned fforddiadwy yn unol â pholisi S05 y CDLI. Serch hynny, mae'r Awdurdod Cynllunio Lleol o'r farn bod anghenion yr anheddiad eisoes wedi'u bodloni gan y datblygiad presennol, a byddai'r datblygiad hwn yn debygol o ddenu gormod o bobl i anheddiad cyswllt lle mae'r datblygu i'w weld yn ysgafnach o lawer nag o fewn y Ganolfan Wasanaethau.

Mae'r cynnig yn cynrychioli ffurf datblygu anghynaliadwy ac mae'n mynd yn groes i strategaeth dai y CDLI.

Mae'r cynnig yn mynd yn groes i bolisiâu S01 ac S04 a felly nid yw'r egwyddor yn dderbyniol.

Yn ogystal, mae polisi LU06 yn gosod y canllawiau dwysedd ar gyfer datblygiad preswyl newydd. Mae'r safle arfaethedig wedi'i leoli ar ymyl anheddiad bach gwledig. Mae'r CDLI yn gosod canllawiau dwysedd o 15 i 25 o unedau yr hectar ar gyfer lleoliadau o'r fath. Byddai'r datblygiad arfaethedig felly yn mynd tu hwnt i'r canllawiau dwysedd a osodwyd dan Bolisi LU06. Mae'r polisi'n caniatáu mynd tu hwnt i'r canllawiau dwysedd os darperir manau amwynder digonol. Fodd bynnag, mae yna bryderon ynghylch hyn, a drafodir yng nghyd-destun Polisi LU24.

Mae Polisi LU24 yn gofyn am ddarparu manau agored pan fydd datblygiad yn cynnwys mwy na 10 ystafell wely. Mi fydd y cynnig yn arwain at 24 ystafell wely ac felly bydd gofyn cael manau agored. Nid yw'r cais yn cynnig unrhyw gyfraniad o ran manau agored i wasanaethu'r datblygiad. Yn unol â Pholisi LU24 a dogfen Canllaw Cynllunio Atodol Manau Agored y Cyngor, dylid darparu 0.0672ha o ardal amwynder tir glas naturiol ar y safle ar gyfer y datblygiad arfaethedig (y cais hwn). Does dim o'r camau blaenorol wedi darparu manau agored ac felly byddai'r gofyniad ar gyfer y safle cyfan yn fwy. O ystyried y 54 o ystafelloedd gwely presennol, ochr yn ochr â'r 24 arfaethedig, dylid darparu 0.156ha o ardal tir glas naturiol cymunedol hygyrch, a 0.0624ha o ardal chwarae naturiol gyda chyfarpar i wasanaethu'r safle cyfan.

Fel y cyfryw, ystyrir bod y cynnig hefyd yn mynd yn groes i bolisiâu LU06 ac LU24 CDLI Ceredigion.

Er nad oes unrhyw wrthwynebiad o ran y seilwaith neu o bersbectif ecolegol, yr argymhelliad yw gwrthod, ar sail y ffaith bod

y cynnig yn cynrychioli ffurf datblygu anghynaliadwy, a'i fod yn mynd yn groes felly i'r strategaeth dai. Yn ogystal, mi fyddai'r cynnig yn mynd yn groes i'r dwysedd arfaethedig ar gyfer y safle, ac nid yw'n cwrdd â'r gofynion o ran manau agored.

AWDURDOD DIRPRWYEDIG

Mae'r Cynghorydd, K Henson, yr Aelod Lleol, wedi gofyn bod y cais yn cael ei adrodd gerbron y Pwyllgor Rheoli Datblygu am y rhesymau canlynol:

- Mwy o dai ar gyfer pobl leol, gan gynnwys dwy uned fforddiadwy
- Ystyriaeth o TAN2 a'r amod bod y datblygwr yn ymwybodol o'r farchnad dai leol a'r angen am dai ar gyfer trigolion lleol
- Mewnlenwi/ymestyn safle presennol sydd â gwasanaethau eisoes yn eu lle
- TAN2 – Tai Gwledig 10.12 – Mae'n bwysig bod yna ddarpariaeth ddigonol o dai mewn ardaloedd gwledig i fodloni anghenion pobl leol ac i sicrhau cymunedau cynaliadwy
- Mae gan Cross Inn, sy'n ffurfio rhan o ward Llanbadarn Trefeglwys o fewn Cyngor Cymuned Dyffryn Arth, nifer o wasanaethau sy'n darparu'n dda ar gyfer y pentref, gan gynnwys Tafarn, Siop, Safle Aros Bws, Ysgol Feithrin leol (a ddefnyddir gan nifer o drigolion lleol ac sy'n cyflogi nifer o bobl leol) a sawl garej.
- Mae'r pentref mewn lleoliad delfrydol, gyda nifer o aneddiadau allweddol gerllaw (Aberaeron, Llanon, Llanrhystud) – a nifer o aneddiadau llai gerllaw (Bethania, Pennant a Nebo).

ARGYMHELLIAD:

GWRTHOD y cais am ei fod yn mynd yn groes i bolisiâu S01 ac S04 y CDLI am ei fod yn cynrychioli ffurf datblygu anghynaliadwy, ac yn mynd yn groes i'r strategaeth dai. Mae hefyd yn mynd yn groes i bolisiâu LU06 ac LU24 am ei fod yn mynd uwchlaw'r dwysedd a osodwyd yn y CDLI ac nid yw'n cwrdd â'r gofynion o ran manau agored.

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Lleoliad Safle / Site Location	Cae John, Cross Inn, Llanon, SY23 5NT
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THE SITE AND RELEVANT PLANNING HISTORY

The application site relates to land located to the east of the Cae John estate in the settlement of Cross Inn (Llanon). Access to the site is derived via the existing estate road which joins up with the B4337 road which runs through the village. At present the site is vacant, is level and bordered by built form directly to the west. The application site has the following relevant planning history:

- 790177 Outline Planning Permission. Erection of 4 bungalows. Approved Subject to Conditions 26/04/1979.
- 801412 Outline Planning Permission. 10 bungalows. Refused 22/01/1981.
- 870078 Outline Planning Permission. Residential Development. Refused 25/08/1987.
- 880170 Outline Planning Permission. 16 dwellings in two phases. Refused 08/03/1989.
- A071038 Full Planning. Residential development - 5 dwellings (2 affordable). Approved Subject to Conditions 18/06/2012.
- A160213 Modification of Planning Obligations. Variation of the planning obligation to reduce the provision of on site affordable houses from 2 to 1 and to allow the occupation of 1 open market dwelling before the affordable dwelling is occupied. Modified 29/03/2017.
- A160354 Non-Material Amendment. Amended plans for plots 3 & 4 on planning permission A071038. Approved 22/06/2016.
- A201064 - Full planning. Phase 3 - Erection of 7 dwellings. Approved 06/07/2022.

DETAILS OF DEVELOPMENT

Full planning permission is sought for the erection of eight dwellings, two of which are to be affordable units. The plans show a block of two semi detached units on the northern part of the site and two rows of three dwellings on both the northern and southern part of the site. The development is split either side of the proposed estate road. All units provide three bedrooms.

The materials proposed are rendered walls, slate tiled roof and uPVC windows and doors. Parking is to be provided to the front of the properties and each unit have adequate private amenity space to their rear.

RELEVANT PLANNING POLICIES AND GUIDANCE

Relevant National Planning Policy:

- Future Wales - The National Plan 2040 (2021)
- PPW11 Planning Policy Wales (edition 11, February 2021)

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

DM10 Design and Landscaping

DM17 General Landscape

LU02 Requirements Regarding All Residential Developments

LU06 Housing Density

LU24 Provision of New Open Space

LU30 Safeguarding

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 Ecology - No objection STC

Cyngor Cymuned Dyffryn Arth Community Council - No objection

NRW - No objection

Ceredigion Highways - No objection STC

Ceredigion Land Drainage - Comments

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 full planning permission for the fourth phase of development on the Cae John estate in the settlement of Cross Inn. At present the estate comprises 18 dwellings and the proposed application, if approved, would take the total number of units on this site to 26.

The application site lies within the settlement boundary of Cross Inn which is identified as a linked settlement within the Local Development Plan (LDP). Therefore, the proposal must comply with the requirements of Policy S04 Development in Linked Settlements and Other Locations, of the LDP. Cross Inn is a linked settlement for the Llanon Service Group. It has been designated for that purpose in view of the fact that the settlement is located away from public transport, has limited services and would require a car user to live there and attend work / schools. It is therefore inherently less sustainable than Llanon (or Llanrhystud) which have the benefit of public transport and the ability to walk to access basic community services.

The LDP Strategy states that growth outside the Service Centres is only sustainable where it serves to allow the existing community to meet some of its own needs and should come forward gradually throughout the plan period. The 'Linked Settlements and Other Locations' for the Llanon Group have an allowance of up to 39 units for the plan period (2007-2022) and at the end of March 2023, there were 81 commitments (52 completions and 29 outstanding consents) meaning that the number of proposed units had been exceed by 41 units.

Furthermore, the balance between the Service Centre and 'Linked Settlements and Other Locations' by 2022 for this Settlement Group needs to be 26.5%. Currently, the commitments in the Linked Settlements and Other Locations outweigh those in the Service Centre with 55% of development being permitted in those locations. This is despite two large sites being granted permission in Llanon recently, namely the Stad Craig Ddu and land adj Cylch Peris development. This shows that the Service Centre of Llanon is delivering however, the balance remains out due to a high number of commitments in the Linked Settlements and Other Locations.

No justification therefore exists for permitting further units in the Linked Settlements and Other Locations category for this Settlement Group at this point in time, particularly given that 29 outstanding consents can already meet the immediate, short and medium term needs of the Group.

More importantly, Cross Inn has seen significant growth since the start of the plan period in 2007 – it has had commitments of more than 91% of its original scale. This application would take it to approximately 114% growth when the county wide growth cap is 12%. The figure of 12% was taken to ensure that no settlement would have to take more growth than it could sustainably manage and not negatively affect the capacity and culture of the village. If all the commitments come forward Cross Inn will have more than trebled its previous number of dwellings with no increase in the already limited services. At present it is noted that there already are 31 commitments (including 4 outstanding consent) leaving an overprovision of 27 units. From a total of 90 linked settlements within Ceredigion, Cross Inn has the second largest overprovision in the County at -27 units.

The proposal includes 2 affordable units in accordance with policy S05 of the LDP. Notwithstanding, it is the opinion of the Local Planning Authority that the needs of the settlement has already been met by the existing development and that this development would likely encourage too large an influx of people to a linked settlement where development was seen to occur much lighter than in the Service Centre.

This proposal represents an unsustainable form of development and is contrary to the housing strategy of the LDP.

The proposal is contrary to policies S01 and S04 and therefore, the principle is not acceptable.

Furthermore, policy LU06 sets out density guidelines for new residential development. The location character of the proposed site is that of a small rural settlement edge. The LDP sets a guide density of 15 to 25 units per hectare for such locations. The proposed development would therefore exceed the guide density set out under Policy LU06. The policy does allow for the guide density to be exceeded providing adequate amenity space is provided. However, there are concerns with regards to this which are discussed in the context of Policy LU24.

Policy LU24 requires the provision of open space where a development results in more than 10 bedrooms. The proposal will result in 24 bedrooms and therefore, open space will be required. The application does not propose any open space contribution to serve the development. In accordance with Policy LU24 and the Council's Open Space Supplementary Planning Guidance document, 0.0672ha of natural amenity green space should be provided on site for the proposed development (this application). None of the previous phases have provided open space and thus the requirement for the entire site would be greater. When considering the existing 54 bedrooms alongside the proposed 24, 0.156ha of communal accessible natural green space and 0.0624ha of equipped natural play space should be provided to serve the entire site.

As such it is considered that the proposal is also contrary to policies LU06 and LU24 of the Ceredigion LDP.

Whilst there are no objections from an infrastructure or ecological perspective, the recommendation is one of rejection on grounds that the proposal represents an unsustainable form of development and is contrary of the housing strategy. Additionally the proposal would be in conflict with the proposed density for the site and also is lacking open space requirements.

DELEGATED AUTHORITY

Cllr K Henson, the Local Member has requested that the application be reported to the Development Management Committee for the following reasons:

- Increased availability of housing for local people, including two affordable units
- Consideration of TAN2 and proviso that developer is aware of local housing market and the need for housing for local residents
- Infill/extend on existing site with services already in place
- TAN2 – Rural Housing 10.12 - It is important that there is adequate housing provision in rural areas to meet the needs of local people and to contribute to the delivery of sustainable communities
- Cross Inn, forming part of the Llanbadarn Trefeglwys ward within Dyffryn Arth Community Council has a number of services which serves the village well, which includes a Public House, Shop, Bus Service, Local Nursery School (which is used by a number of local residents and employs a number of local people) and various garages.
- The Village is ideally situated with a number of key settlements nearby (Aberaeron, Llanon, Llanrhystud – with a number of smaller settlement nearby – Bethania, Pennant and Nebo).

RECOMMENDATION:

To REFUSE the application as being contrary to policies S01 and S04 of the LDP as it represents an unsustainable form of development and is contrary of the housing strategy. It is also contrary to policies LU06 and LU24 in that it exceed the proposed density as set out in the LDP and does not provide any open space requirements.

2.2. A220674



Rhif y Cais / Application Reference	A220674
Derbyniwyd / Received	06-09-2022
Y Bwriad / Proposal	Proposed expansion of the caravan park at Bargoed Farm comprising of new tourer pitches with hot tubs, and glamping accommodation.
Lleoliad Safle / Site Location	Bargoed Farm, Llwynceilyn, Aberaeron, SA46 0HL
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr G Thomas, Bargoed, Llwynceilyn, Aberaeron, Ceredigion, SA46 0HL
Asiant / Agent	Mr James Scarborough, Office 16 (house 1, 2nd Floor) The Maltings East Tyndall Street, Cardiff, CF24 5EA

Y SAFLE A HANES PERTHNASOL

Mae safle'r cais yn gae amaethyddol sy'n mesur tua 1.61ha. Mae'r safle wedi'i leoli'n union gerllaw adeiladau presennol maes carafanio a gweryslla Fferm Bargoed.

Mae'r datblygiad presennol yn 1.2ha o faint ac mae'n cynnwys 30 o leiniau carafannau teithiol ac 20 o leiniau gweryslla, bythynnod gwyliau, bloc cawodydd a mynedfa a thirlunio cysylltiedig. Yn ogystal, mae'r safle'n cynnwys siop fferm weithredol, ardal chwarae i blant a chaffi. Mae'r safle wedi'i leoli gerllaw priffordd yr A487 sy'n mynd o Lanarth i Aberaeron. Mae anheddiad Llwynceilyn wedi'i leoli tua 500m o'r safle, lle mae cyfleusterau megis gorsaf betrol, siop, masnachwr amaethyddol, neuadd bentref, capel a safle aros bws wedi'u lleoli.

Mae mynediad i gerddwyr i'r safle o'r ardal gyfagos wedi'i gyfyngu i hawl tramwy cyhoeddus 51/29 sy'n mynd trwy'r safle.

Mae safle'r cais yn gymharol wastad o ran natur ac mae wedi'i leoli ar lefel is na'r cyfleusterau presennol ar y safle. Mae'r safle wedi'i sgrinio'n dda o'r ardal gyfagos am fod yna goed mawr gerllaw'r safle i'r Gogledd a'r Dwyrain.

Hanes cynllunio:

A211059 – Estyniad arfaethedig i'r siop fferm gan gynnwys estyniad i gyfleusterau'r gegin a'r ardal eistedd i gymryd lle'r pebyll mawr dros dro presennol. Cymeradwyo yn unol ag amodau. 25-02-2022.

A200771 –. Cyfleuster hamdden arfaethedig gyda pharcio a thirlunio cysylltiedig. Cymeradwyo'n unol ag amodau 22-12-2020.

A180308 –. Arddangos arwyddion. Cymeradwyo'n unol ag amodau 11-05-2018.

A170975 – Mân welliant (cynlluniau cymeradwy) i ganiatâd cynllunio A100699 (Siop fferm, caffi, ardal chwarae i blant ac estyniad arfaethedig i'r llyn yn Fferm Bargoed). Cymeradwywyd. 13-11-2017.

A170210 – Mân welliant (golwg allanol) i ganiatâd cynllunio A100699 (Siop fferm, caffi, ardal chwarae i blant ac estyniad arfaethedig i'r llyn yn Fferm Bargoed. Gwrthodwyd. 02-05-2017.

A170385 – Mân welliant (golwg allanol) i ganiatâd cynllunio A100699 (Siop fferm, caffi, ardal chwarae i blant ac estyniad arfaethedig i'r llyn yn Fferm Bargoed. Gwrthodwyd. 03-07-2017.

A170194 – Cadw cynllun diwygiedig y safle ar gyfer 30 o leiniau carafannau teithiol ac 20 o safleoedd gweryslla, lleoliad gwahanol ar gyfer y bloc cawodydd, gwaith ar y fynedfa a thirlunio (Cynllun diwygiedig i ganiatâd cynllunio A110299). Cymeradwyo'n unol ag amodau. 15-02-2018.

A161080 – Codi siop fferm a chaffi. Wedi'i dynnu'n ôl 23-02-2017.

A100700 – Troi tŷ allan yn 3 bwthyn llety gwyliau (rhan ddwyreiniol). Cymeradwyo'n unol ag amodau. 21-03-2011.

A100699 - Siop fferm, caffi, ardal chwarae i blant ac estyniad arfaethedig i'r llyn yn Fferm Bargoed. Cymeradwyo'n unol ag amodau. 31-03-2011.

MANYLION Y DATBLYGIAD

Mae'r cais ar gyfer caniatâd cynllunio llawn i ehangu'r maes carafannau yn Fferm Bargoed i gynnwys lleiniau newydd ar

gyfer carafannau teithiol gyda thybiau poeth, a llety glampio.

Byddai'r cynnig yn ymestyn i'r cae amaethyddol presennol i'r dwyrain a'r de ddwyrain o'r maes gweryslla presennol. Bydd 13 o leiniau carafannau teithiol gyda thybiau poeth ac ardaloedd parcio unigol wedi'u lleoli i'r de o'r ardal tir glas presennol, a 36 o leiniau carafannau teithiol gyda thybiau poeth ac ardaloedd parcio unigol i'r gogledd o'r ardal tir glas presennol, yn ogystal â 5 o unedau glampio.

Byddai pob llain carafannau teithiol yn mesur 7.2m o led x 10m o ddyfnder ac yn cynnwys ardal gaeedig 3m o led x 3m o ddyfnder x 2.4m o uchder ar gyfer twb poeth.

Bydd diamedr yr unedau glampio arfaethedig yn mesur 6.06m gydag uchder o 4.78m. Byddai tu mewn yr uned glampio'n darparu ardal fyw yn cynnwys gwely, ardal fwyta, cegin fach ac ystafell ymolchi.

Bwriedir bod y bloc cawodydd/toiledau presennol yn gwasanaethu'r datblygiad arfaethedig. Gwaredir dŵr wyneb drwy SuDs ac arwynebau anathraidd.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

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

DM03 Teithio Cynaliadwy

DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnansol

DM05 Datblygu Cynaliadwy a Lles Cynllunio

DM06 Dylunio a Chreu Lle o Safon Uchel

DM09 Dylunio a Symud

DM10 Dylunio a Thirlunio

DM13 Systemau Draenio Cynaliadwy

DM14 Cadwraeth Natur a Chysylltedd Ecolegol

DM15 Cadw Bioamrywiaeth Leol

DM17 Y Dirwedd yn Gyffredinol

DM19 Tirweddau Hanesyddol a Diwylliannol

DM20 Gwarchod Coed, Gwrychoedd a Choetiroedd

LU12 Cynigion Cyflogaeth ar Safleoedd Sydd Heb eu Neilltuo

LU17 Cyfleusterau/Atyniadau Twristiaeth (ar wahân i lety)

LU22 Darpariaeth Gymunedol

S01 Twf Cynaliadwy

S04 Datblygu Mewn Aneddiadau Cyswllt a Lleoliadau Eraill

PPW Polisi Cynllunio Cymru (rhifyn 10, Rhagfyr 2018)

TAN11 Sŵn (1997)

TAN12 Dylunio (2016)

TAN13 Twristiaeth (1997)

TAN18 Trafnidiaeth (2007)

TAN23 Datblygu Economaidd (2014)

TAN24 Yr Amgylchedd Hanesyddol (2017)

TAN4 Datblygiadau Manwerthu a Masnachol (2016)

TAN5 Cadwraeth Natur a Chynllunio (2009)

TAN6 Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy (2010)

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

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

DEDDF CYDRADDOLDEB 2010

Mae Deddf Cydraddoldeb 2010 yn nodi nifer o 'nodweddion gwarchoddedig', sef oed; anabled; aillbennu 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 Cymuned / Tref - Yn cefnogi'r cais oherwydd ei fudd economaidd i'r ardal, ond â phryderon fodd bynnag am y cynnydd mewn traffig ar y gyffordd brysur presennol i'r safle, yr angen am safle aros bws ar gyfer preswylwyr/ymwelwyr, a bod sgrinio'n cael ei osod i leihau'r sŵn a'r llygredd golau rhwng y safle newydd arfaethedig â Gelli am ei fod mor agos.

Priffyrdd – Dim gwrthwynebiad yn unol ag amodau.

Draenio Tir – Dim gwrthwynebiad yn unol ag amodau ac mae angen cymeradwyaeth SuDs.

Swyddog Diogelu'r Amgylchedd – Dim ymateb.

Ecoleg – Dim gwrthwynebiad yn unol ag amodau.

Cyfoeth Naturiol Cymru – Dim gwrthwynebiad, ond yn rhoi cyngor i'r ymgeisydd.

Derbyniwyd un ymateb gan drydydd parti'n gwrthwynebu'r cynnig yn sgil pryderon ynghylch gor-ddatblygu a'r effaith ar amwynder preswylwyr.

CASGLIAD

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

Egwyddor Datblygu

Mae safle'r cais wedi'i leoli gerllaw i, ac mae'n ffurfio rhan o safle presennol Fferm Bargoed sy'n cynnwys dwy brif elfen, sef y safle carafania a gwersylla a'r cyfleusterau cysylltiedig, ac adeilad y siop fferm a'r caffi.

At ddibenion y CDLI, nodir bod y safle o fewn 'Lleoliad Arall' ac felly mae Polisi S04 yn berthnasol. Mae'r safle wedi'i leoli 500m o anheddiad Llwynceilyn ac 1.9m o anheddiad Llanarth. Mae Polisi S04 yn nodi na chaniateir datblygu o fewn 'Anheddiadau Cyswllt neu Leoliadau Eraill' oni bai ei fod yn ddatblygiad economaidd, ar safle dynodedig (Maen Prawf 3a) neu safle sydd heb ei ddynodi, lle mae'r datblygiad un 'graddfa fach' sy'n bodloni angen lleol. Mae'r datblygiad arfaethedig ar gyfer 49 o leiniau teithiol newydd a 5 o unedau glampio ac ni ystyrir felly ei fod yn un graddfa fach.

Ystyrir bod safle'r cais wedi'i leoli ychydig y tu allan i'r Ardal Arfordirol, sydd wedi'i diffinio fel y tir ar ochr y môr o'r Briffordd (A487). Mae Polisi LU14 yn nodi y caniateir estyniadau i safleoedd carafannau statig, cabannau a chalets presennol y tu allan i'r Ardal Arfordirol, cyn belled â bod Asesiad Effaith o Anghenion a Datblygiadau Twristiaeth yn cael ei gyflwyno, ac nad yw unrhyw rai o'r cyfleusterau newydd sydd eu hangen yn sgil yr estyniad yn effeithio ar weithgarwch y cyfleusterau sydd ar gael eisoes yn yr anheddiad agosaf. Mae'r Asesiad o Anghenion a Datblygiadau Twristiaeth a gyflwynwyd yn nodi bod Fferm Bargoed eisoes yn cynnig amryw o weithgareddau twristiaeth, gan gynnwys ysgubor chwarae, siop fferm, bistro a lleiniau carafannau. Byddai'r cynnig yn arallgyfeirio'r cynnig presennol ac o fudd i'r economi leol a'r gymuned o fewn ardaloedd lleol Llwynceilyn a Llanarth.

Mae'r safle, er yn agos at anheddiadau cyfagos, mewn lleoliad anghysbell. Mae'r safle'n cynnig profiad twristiaeth unigryw o fewn yr ardal cefn gwlad agor o'i amgylch. Mae'r safle presennol yn darparu cynnyrch lleol, cyfleusterau hamdden a lle i fwyta.

Er nad yw ar raddfa fach, byddai'r datblygiad arfaethedig yn bodloni angen lleol penodol drwy ddarparu llety twristiaeth ychwanegol, sydd o fudd economaidd uniongyrchol i'r safle a'r ardal gyfagos. Hefyd, ni fyddai ymestyn y maes carafannau presennol yn effeithio ar fywiogrwydd yr anheddiad agosaf.

Ystyrir bod y cynnig yn cydymffurfio â pholisi S04 ac LU14 y CDLI a'i fod yn dderbyniol mewn egwyddor.

Dyluniad

Mae mwyafrif y datblygu ar y safle ar ffurf lleiniau carafannau teithiol, gyda phob un â'i thramwyfa, ardal parcio oddi ar y ffordd ac ardal twb poeth ei hun. Mae cynllun pob llain yn 3.6m x 10m o ran maint. Bwriedir adeiladu'r ardal gaeedig ar gyfer y twb poeth gyda ffelt Bitumen gyda waliau cladin estyll pren wedi'u gorosod; bydd gan yr ardal do ar oleddf yn mesur rhwng 2.2m a 2.4m a bydd yn 3m o hyd. Mae'r datblygiad hefyd yn cynnwys 5 pod glampio math porthol gyda tho ar oleddf, gydag ardaloed twb poeth unigol ar wahân. Mae'r podiau o ddyluniad syml, gyda'r deunydd arfaethedig yn cynnwys dalennau cladin ar y to, drysau gwydr dwbl a waliau cladin metel. Mae'r dyluniad yn efelychu adeiladau amaethyddol sydd ar gael ar y safle ehangach ac sy'n nodweddiadol o'r ardal.

O ran maint y datblygiad arfaethedig, mae 5 pod glampio wedi'u lleoli tuag at rhan ogleddol y safle, sydd wedi'i sgrinio'n dda, ac sydd ar lefel is na'r safle presennol cyfagos, ynghyd â 49 o leiniau carafannau teithiol gydag ardal gaeedig ar gyfer twb poeth. Am fod y safle'n 1.61ha o ran maint, ystyrir bod cynllun a dwysedd y cynnig yn briodol ar gyfer y safle.

Mae safle'r datblygiad arfaethedig ar lefel is na'r cyfleusterau cyffiniol sydd eisoes ar gael yn Bargoed, ac fel y cyfryw mae'r safle wedi'i leoli i ffwrdd o unrhyw orwelion amlwg ac mae wedi'i sgrinio'n dda o'r ardal gyfagos gan ardal goediog bresennol i'r Gogledd a'r Dwyrain.

Byddai'r cynnig yn rhoi ystriaeth i natur unigryw yr ardal a byddai'n cyd-fynd â'r safle ehangach yn nhermau ei gynllun, ac mi fyddai o faint, uchder a chyfrannedd briodol mewn perthynas â'r adeiladau presennol. Byddai'r cynnig hefyd yn helpu i gadw, a chreu nodweddion naturiol newydd a fyddai'n ychwanegiad positif yn nhermau tirlunio meddal, ac yn helpu i wella cyfleoedd bioamrywiaeth ar y safle.

O ran lefel y safle, bydd y datblygiad arfaethedig yn cael ei leoli ar yr ardal wastad bresennol fel y'i dangosir ar y cynlluniau arfaethedig a phresennol, heb unrhyw newid arfaethedig i'r lefelau. Am fod y safle wedi'i leoli dros 119 metr i ffwrdd o'r eiddo agosaf ac am nad yw mewn man amlwg o fewn y dirwedd, ystyrir ei fod yn ychwanegiad derbyniol.

Felly, bernir bod dyluniad y datblygiad arfaethedig yn dderbyniol, yn unol â DM06 y CDLI, PPW a TAN12.

Priffyrdd a Mynediad

Mae'r safle wedi'i leoli gerllaw priffordd yr A487 ac fel rhan o ganiatâd blaenorol ar y safle hwn mae'r fynedfa a'r lleiniau gweledd wedi'u gwella hyd at y safonau sy'n ofynnol gan yr asiantaeth cefnffyrdd. Nodir hefyd bod hawl tramwy cyhoeddus 51/29 yn mynd trwy'r safle ac yna'n dilyn trywydd dwyreiniol cyn cyrraedd y briffordd gyhoeddus ar ymyl anheddiad Llwynceilyn. Mae hawl tramwy cyhoeddus arall yn mynd o'r safle i gyfeiriad y de cyn cysylltu yn y pen draw â chefnffordd arall sy'n cael ei chynnal a'i chadw gan y cyngor, sy'n arwain at anheddiad Llanarth.

Mae'r adran briffyrdd a chefnffyrdd wedi ystyried y cynigion yn fanwl ac wedi dweud nad oes unrhyw wrthwynebiad i'r cynnig yn unol ag amodau sydd wedi'u geirio'n briodol, ac felly na fyddai'r datblygiad arfaethedig yn cael unrhyw effaith andwyol ar ddiogelwch cerddwyr na'r priffyrdd.

Amwynder preswyl

Mae'r ddau eiddo preswyl agosaf at y safle wedi'u lleoli tua 119m i ffwrdd i gyfeiriad y gogledd-ddwyrain. Mae un eiddo, sydd wedi'i leoli i'r Gogledd, wedi'i wahanu o'r safle gan y gefnffordd, ac mae'r ddau wedi'u gwahanu o'r safle gan ardaloedd coediog trwchus.

Ni fydd y cynnig yn arwain at unrhyw edrych drosodd, sŵn, nac effaith ar breifatrwydd am fod y safle wedi'i ffinio ag ardaloedd coediog trwchus, a'i fod wedi'i osod ar lefel is na'r cyfleusterau presennol yn Fferm Bargoed.

Felly, ar sail yr uchod, ni fydd y datblygiad arfaethedig yn cael effaith andwyol ar amwynder unrhyw eiddo agos neu gyfagos yn unol â pholisi DM06, LU14 y CDLI.

Draenio

Ymgynghorwyd â Cyfoeth Naturiol Cymru yn y lle cyntaf ar 19/05/2023 ac roedd ganddynt bryderon am y dull o ddraenio dŵr budr. Cadarnhawyd bod y safle mewn ardal garthffosiaeth. Diwygiodd yr asiant y ffurflen gais a darparodd wybodaeth bellach, a derbyniwyd sylw wedi'i ddiwygio gan Cyfoeth Naturiol Cymru ar 15/06/2023 yn nodi y dylid cael gwared ag unrhyw ddŵr budr arfaethedig drwy'r brif garthffos, a bod unrhyw ddŵr budr ychwanegol yn cael ei waredu drwy'r seilwaith dŵr budr presennol, a fydd yn cael ei ehangu i ymdopi â'r datblygiad ychwanegol. Mae'r bloc toiledau presennol eisoes wedi'i gysylltu â'r brif garthffos drwy gyfrwng gorsaf bwmpio dŵr budr i'r gogledd o'r safle, a osodwyd 18 mis yn ôl drwy gytundeb Adran 104 â Dŵr Cymru. Mae'r seilwaith a'r orsaf bwmpio bresennol yn rhedeg ar 50% o'i gapasiti ac mae capasiti ar gael felly ar gyfer yr estyniad arfaethedig i'r safle presennol. Nid oes gan Cyfoeth Naturiol Cymru unrhyw wrthwynebiad i'r cynnig ar sail yr wybodaeth a dderbyniwyd ynghylch draenio dŵr budr.

Ecoleg

Cynhaliwyd Arfarniad Ecolegol Rhagarweiniol gan Wyndrush Wild Ecology ar 19eg Gorffennaf 2020. Mae'r safle'n laswelltir wedi'i wella'n bennaf, gyda pheth ohono wedi'i droi a'i hadu â rhygwellt, sydd o fawr o werth ecolegol. Mae'r Afon Drywi'n llifo ar hyd ffin ogledd-ddwyrain y safle ac mae hi tua 50m i ffwrdd o'r datblygiad arfaethedig. Rhoddwyd ystyriaeth fanwl i fuddiannau ecolegol y safle ar y cyd â'r ecolegydd cynllunio, a mabwysiadwyd dull cam wrth gam yn unol â pholisïau DM14 a DM15 y CDLI. Daethpwyd i'r casgliad, yn unol ag amodau, bod y datblygiad arfaethedig yn dderbyniol yn unol â pholisïau DM14 a DM15 y CDLI a'r polisïau cenedlaethol a geir yn TAN5.

Treftadaeth

Yr adeilad rhestredig agosaf at y safle yw Capel Annibynnol a Festri Llwyncelyn sydd wedi'i restru'n Gradd II, ac sydd wedi'i leoli tua 500 metr i'r Gogledd o'r safle, o fewn anheddiad Llwyncelyn. Yn unol â'r canllawiau a osodir yn TAN 24 'Yr Amgylchedd Hanesyddol' ystyrir na fyddai'r datblygiad arfaethedig yn cael unrhyw effaith ar leoliad yr ased treftadol, am ei fod wedi'i osod yn ddigon pell yn ôl i beidio â bod yn weladwy iawn o fannau gwylio allweddol o'r capel a'r festri, a hefyd mae'r safle presennol wedi'i sgrinio o'r adeilad rhestredig.

Casgliadau

O ran egwyddor datblygu, o'i ystyried fel estyniad i safle twristiaeth a chyfleuster hamdden presennol, wedi'i leoli mewn man cymharol hygyrch gerllaw priffordd yr A487, yn agos at ganolfannau twristiaeth poblogaidd fel Aberaeron a Chei Newydd, bernir bod y cynnig yn cydymffurfio â pholisïau strategol a defnydd tir y CDLI, sef S01, S04, ac LU14 y CDLI. Byddai'r cynnig yn ychwanegiad positif at atyniad Ceredigion fel cyrchfan twristiaid, gan ddaparu mwy o gyfleoedd, yn enwedig yn ystod tywydd garw, yn unol â TAN13 a TAN23.

O ran yr effaith ar amwynder yn sgil sŵn a golau, mae'r Awdurdod Cynllunio Lleol yn ystyried ei fod yn dderbyniol yn unol â pholisi DM06, LU14 y CDLI. Hefyd, bernir bod dyluniad y datblygiad arfaethedig yn dderbyniol yn unol ag amodau o ran gorffeniad yr adeileddau.

ARGYMHELLIAD:

Cymeradwyo'n unol ag amodau.

(**Nodyn** - Mae'r cais hwn yn cael ei adrodd i'r Pwyllgor Rheoli Datblygu gan ei fod yn ddatblygiad mawr).

Rhif y Cais / Application Reference	A220674
Derbyniwyd / Received	06-09-2022
Y Bwriad / Proposal	Proposed expansion of the caravan park at Bargoed Farm comprising of new tourer pitches with hot tubs, and glamping accommodation.
Lleoliad Safle / Site Location	Bargoed Farm, Llwynceilyn, Aberaeron, SA46 0HL
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr G Thomas, Bargoed, Llwynceilyn, Aberaeron, Ceredigion, SA46 0HL
Asiant / Agent	Mr James Scarborough, Office 16 (house 1, 2nd Floor) The Maltings East Tyndall Street, Cardiff, CF24 5EA

THE SITE AND RELEVANT PLANNING HISTORY

The application site comprises an agricultural field which measures approximately 1.61ha. The site is located directly adjacent to the existing built form of Bargoed Farm's caravan and camping park.

The existing development is 1.2ha in extent and it contains 30 touring caravan plots and 20 tent pitches, holiday cottages, shower block and associated access and landscaping. In addition, the site contains an operating farm shop, children's play area and cafe. The site is located adjacent to the A487 trunk Road which leads from Llanarth to Aberaeron. The settlement of Llwynceilyn is located approximately 500m from the site where facilities such as a petrol station, shop, agricultural merchant, village hall, chapel and bus stop are located.

Pedestrian access to the site from the surrounding area is limited to a formal public right of way 51/29 which runs through the site.

The application site is reasonably flat in nature and located at a lower level than the existing on-site facilities. The site is well screened from the surrounding area due to large trees being positioned adjacent to the site to the North and East.

Planning history:

A211059 – Proposed extension to existing farm shop to include extension to kitchen facilities and seating area to replace existing temporary marquees. Approve Subject to conditions. 25-02-2022.

A200771 – Proposed leisure facility with associated parking and landscaping. Approve Subject to conditions. 22-12-2020.

A180308 – Display of signage. Approve Subject to conditions 11-05-2018.

A170975 – Minor amendment (approved plans) to planning permission A100699 (Proposed farm shop, café, childrens play area and extension to lake at Bargoed Farm. Approved. 13-11-2017.

A170210 – Minor amendment (external appearance) to planning permission A100699 (Proposed farm shop, café, childrens play area and extension to lake at Bargoed Farm). Refused. 02-05-2017.

A170385 – Minor amendment (external appearance) to planning permission A100699 (Proposed farm shop, café, childrens play area and extension to lake at Bargoed Farm). Refused. 03-07-2017.

A170194 - Retention of revised site layout for 30 touring caravan plots and 20 tent pitches, revised location for shower block, access work and landscaping (Revised layout to planning permission A110299). Approved subject to conditions. 15-02-2018.

A161080 - Erection of farm shop and café. Withdrawn. 23-02-2017.

A100700 - Conversion of outbuilding into 3 cottages for holiday accommodation (east range). Approved subject to conditions. 21-03-2011.

A100699 - Proposed farm shop, café, childrens play area and extension to lake at Bargoed Farm. Approved subject to conditions. 31-03-2011.

DETAILS OF DEVELOPMENT

Full planning permission is sought for expansion of the caravan park at Bargoed Farm comprising of new tourer pitches with hot tubs, and glamping accommodation.

The proposal would extend into the existing agricultural field to the east and south east of the existing camping site. 13 no. touring caravan pitches with individual hot-tub and parking space would be sited to the south of the existing greenfield and 36 no. touring caravan pitches with individual hot-tub and parking spaces to the north of the existing greenfield alongside 5 glamping units.

Each touring pitch would measure 7.2m wide x 10m deep and include a 3m wide x 3m deep x 2.4m high hot tub enclosure.

The diameter of the proposed glamping units would measure 6.06m with a height of 4.78m. Internally, the glamping unit would provide a living space including a bed, dining area, kitchenette and bathroom.

The existing shower/toilet block is intended to serve the proposed development. Surface water will be disposed of via SUDs and impermeable surfaces.

RELEVANT PLANNING POLICIES AND GUIDANCE

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

DM03 Sustainable Travel

DM04 Sustainable Travel Infrastructure as a Material Consideration

DM05 Sustainable Development and Planning Gain

DM06 High Quality Design and Placemaking

DM09 Design and Movement

DM10 Design and Landscaping

DM13 Sustainable Drainage Systems

DM14 Nature Conservation and Ecological Connectivity

DM15 Local Biodiversity Conservation

DM17 General Landscape

DM19 Historic and Cultural Landscape

DM20 Protection of Trees| Hedgerows and Woodlands

LU12 Employment Proposals on Non-allocated Sites

LU17 Tourism Facilities/Attractions (non-accommodation)

LU22 Community Provision

S01 Sustainable Growth

S04 Development in Linked Settlements and Other Locations

PPW Planning Policy Wales (edition 10, December 2018)

TAN11 Noise (1997)

TAN12 Design (2016)

TAN13 Tourism (1997)

TAN18 Transport (2007)

TAN23 Economic Development (2014)

TAN24 The Historic Environment (2017)

TAN4 Retail and Commercial Development (2016)

TAN5 Nature Conservation and Planning (2009)

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

Cyngor Cymuned / Tref Community / Town Council - Support the application due to its economic benefit to the area, however, have concerns regarding the increased traffic on an existing busy junction to the site, the need for a bus stop for residents/visitors, and that screening was placed to reduce noise and light pollution between the proposed new site and Gelli due to its close proximity.

Highways – No objection subject to conditions.

Land Drainage – No objection subject to conditions and SUDS approval is required.

Environmental Protection Officer – No response.

Ecology – No objection subject to conditions.

Natural Resources Wales – No objection however advice is given to the applicant.

One third party response has been received objection to the proposal with concerns relating to over development and impact on residential amenity.

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 indicates otherwise".

Principle of Development

The application site is located adjacent to and forms part of the existing Bargoed Farm complex which is made up of two main elements, the caravan and camping site and associated facilities and the farm shop and cafe building.

For the purposes of the LDP, the site is identified as being within an 'Other Location' and Policy S04 is of relevance. The site is located 500m from Llwynceilyn and 1.9m from Llanarth settlement. Policy S04 states that development in 'Linked

Settlements or Other Locations' will only be permitted in the case of economic development, on an allocated site (Criterion 3a) or a site that has not been allocated where either the development is of a 'small scale' meeting a specific local need. The development proposes 49 no. new touring pitches and 5 no. glamping units and is not considered to be of a small scale.

The application site is considered to fall immediately outside of the Coastal Area, which is defined as being land on the seaward side of the Trunk Road (A487). Policy LU14 states that outside of the Coastal Area, extensions to existing static caravan, cabin and chalet sites will be permitted provided that a Tourism Needs and Development Impact Assessment is submitted and any new facilities required due to the extension do not affect the vitality of facilities already offered within the nearest settlement. The submitted Tourism Needs and Development Assessment states that Bargoed Farm is an established use for a variety of tourism related activities which include a play barn, farm shop, bistro and caravan pitches. The proposal would diversify the existing offering and benefit the local economy and community within the local areas of Llwynceilyn and Llanarth.

The site although close to neighbouring settlements, is remotely located. The site offers a unique tourism experience to the open countryside in which it exists. The existing site provides local produce, leisure and dining facilities. The site is not considered to affect the vitality of facilities already offered within the nearest settlement.

Whilst not of a small scale, the proposed development would meet a specific local need through the provision of additional tourism accommodation which has a direct economic benefit to the site and surrounds. Extension to the existing caravan park would also not affect the vitality of the nearest settlement.

The proposal is considered to comply with policy S04 and LU14 of the LDP and is acceptable in principle.

Design

The majority of development on site is comprised of tourer pitches each with its own driveway, off-road parking space and hot tub enclosure. The touring pitch layout is 3.6m x 10m in extent. The hot tub enclosure is proposed to be constructed with Bitumen felt and the walls are proposed to be made up of shiplap timber cladding, the enclosure has a slanted roof which measures 2.2m towards 2.4m and a length of 3m. The development also includes 5 pitched roof portal style glamping pods with a separate detached hot tub enclosure. The pods are of a simple design in nature, the proposed material includes cladding sheets on the roof, double glazed doors and metal cladding walls, the design appears to replicate agricultural style buildings which can be found in the wider site and are typical in the area.

Regarding the scale of the proposed development, there are 5 glamping pods which are located towards the northern part of the site which is well screened and located at a lower level to the existing adjoining site along with 49 tourer pitches and hot tub enclosure. The use of materials is considered characteristic to the buildings on the existing wider site. Due to the extent of site being 1.61ha the layout and density of the proposal is considered appropriate for the site.

The proposed development site is located at a lower level than the adjoining facilities currently at Bargoed and as such the site is located away from any prominent skylines and is well screened from the surrounding area by existing wooded area to the North and East.

The proposal would have regard to local distinctiveness and would complement the wider site in terms of layout and would be of a suitable scale, height and proportion to the existing built form. The proposal would also help retain and create new natural features which would be a positive addition in terms of soft landscaping and help enhance biodiversity opportunities on site.

With regard to site level, the proposed development is to be located on the existing plateau area as shown on the proposed and existing plans with no significant change proposed in levels. As the site is located more than 119 meters away from the nearest property and not in a prominent location in the landscape, it is considered an acceptable addition.

Therefore, the design of the proposed development is deemed to be acceptable in line with DM06 of the LDP, PPW and TAN12.

Highways and Access

The site is located adjacent to the A487 trunk road and as part of the previous consents on this site the access and visibility splays have been improved to the standards required by the trunk roads agency. It is also noted that a public right of way 51/29 runs through the site and then leads eastwards before reaching the public highway on the edge of the settlement of Llwynceilyn. Another PRow also leads from the site southwards eventually linking on to another minor council-maintained highway which leads to the settlement of Llanarth.

The highways department and trunk roads have considered the proposals in detail has responded with no objections to the proposal subject to appropriately worded conditions and therefore the proposed development would not have a detrimental impact on pedestrian and highway safety.

Residential amenity

The nearest residential properties to the site are located approximately 119m away in a north easterly direction. One of these properties located to the North are separated from site by the trunk road, whilst both sites are separated from site by dense wooded areas.

The proposal will result in no overlooking, noise or privacy impacts given that the site is bounded by dense wooded areas and is set at a lower level to that of the existing operations on Bargoed Farm.

Therefore, based on the above the proposed development will not have a detrimental impact on the amenity of any adjoining or nearby properties in line with policy DM06, LU14 of the LDP.

Drainage

Natural Resource Wales (NRW) was initially consulted on the 19/05/2023 and had concerns regarding the method of foul drainage. The site was confirmed to be in a sewered area. The agent amended the application form and provided further information and a revised comment from NRW was received on the 15/06/2023 stating the proposed foul drainage is to be via mains sewer, and additional foul water will be disposed of via existing foul water infrastructure which will be expanded to accommodate the additional development. The existing toilet block is served by an existing connection to the mains via a foul pumping station to the north of the site which was installed 18 months ago via Section 104 agreement with Welsh Water. The existing infrastructure and pumping station is at 50% capacity and therefore has capacity to accommodate the proposed expansion of the existing site. NRW has no objections to the proposal based on the information received regarding foul drainage.

Ecology

A Preliminary Ecological Appraisal was carried out by Wyndrush Wild Ecology on 19th July 2020. The site is predominately improved grassland, some of it recently turned and seeded with rye grass, which is of little ecological value. The Afon Drywi flows along the N-E boundary of the site and is approximately 50m from the proposed development. Detailed consideration of the ecological interest of the proposal has been undertaken in conjunction with the planning ecologist and a stepwise approach followed in line with policies DM14 and DM15 of the LDP. It is concluded that that subject to conditions that the proposed development is acceptable in line with LDP policies DM14 and DM 15 and national planning policies contained in TAN5.

Heritage

The closest listed building to the site is the Grade II listed Llwynceilyn Independent Chapel and vestry which are located approximately 500 meters to the North of the site within the settlement of Llwynceilyn. In accordance with the guidance set out within TAN 24 'The historic environment' it is considered that the proposed development would not have an impact on the setting of the heritage asset, as it is sufficiently set back to be significantly visible from key vantage points when viewed from the chapel and vestry, additionally the existing site also provides a screening of the listed building.

Conclusions

With regards to the principle of development, when considered as an extension to an existing on site tourism and leisure facility, located in a reasonably accessible location adjacent to the A487 trunk road in close proximity to tourism hotspots such as Aberaeron and New Quay, it is deemed the proposal is compliant with strategic and land use policies of the LDP, namely S01, S04, and LU14 of the LDP. The proposal would be a positive addition to the attraction of Ceredigion as a tourism destination, providing more opportunities particularly during inclement weather in line with TAN 13 and TAN 23.

In regard to impact on amenity from noise and lights the LPA considers it acceptable as discussed in line with policy DM06, LU14 of the LDP. Furthermore, the design of the proposed development is also deemed acceptable subject to conditions relating to the finishes.

RECOMMENDATION:

Approved subject to conditions.

(**Note** - This application is being reported to the Development Management Committee, as it comprises of a major development).

2.3. A220763



Rhif y Cais / Application Reference	A220763
Derbyniwyd / Received	10-10-2022
Y Bwriad / Proposal	Annedd newydd arfaethedig (gan ddymchwel yr annedd presennol wrth ei gwblhau), estyniad i ardal yr ardd a gwaith cysylltiedig.
Lleoliad Safle / Site Location	Allt y Bryn, Beulah, Castellnewydd Emlyn, SA38 9QH
Math o Gais / Application Type	Cynllunio llawn
Ymgeisydd / Applicant	Mr M Evans, Allt y Bryn, Beulah, Castell Newydd Emlyn, Ceredigion, SA38 9QH
Asiant / Agent	Mr Robert Thomas (Thomas Login Architecture), Plas y Berllan, Ffostrasol, Llandysul, Ceredigion, SA44 4TE

Y SAFLE A HANES PERTHNASOL

Saif Allt y Bryn, byngalo sengl, ar ochr ogleddol ffordd wledig wedi'i leoli 4.1 cilometr o Beulah, Castellnewydd Emlyn i'r de a 4.5 cilometr o Dan-y-groes i'r gorllewin. Mae'r byngalo sengl presennol yn wynebu'r de-orllewin ac mae ganddo bedair ystafell wely ac mae wedi'i adeiladu o waliau bloc sydd wedi'u rendro a'u paentio a chanddo do teils ar oledf. Mae gan y byngalo ddrwsau a ffenestri â fframiau uPVC.

Mae'r safle ehangach yn gweithredu menter gweithgynhyrchu ceir o'r enw Wales Motorsport. Mae siediau, rhandir ac ardal goetir sy'n rhan o'r safle.

Hanes cynllunio :

800128 - Estyniad i greu fflat hunangynhwysol i'r henoed - Cymeradwywyd gydag amodau 18/3/1980

A040011 - Amrywio amodau parthed: deiliadaeth (D2472 amod 10 a D2799 amod 2) - Cymeradwywyd gydag amodau 16/5/2004

A040012 - Codi gweithdy diwydiannol at ddefnydd busnes - Cymeradwywyd gydag amodau 4/7/2004

A150261 - Codi estyniad i'r gweithdy presennol - Cymeradwywyd gydag amodau 19/11/2015

A150338 - Dileu amod 2 o ganiatâd cynllunio A040011 – Cymeradwywyd 13/9/2015

A210137 – Sied storio arfaethedig – Cymeradwywyd gydag amodau 6/4/2021

MANYLION Y DATBLYGIAD

Ceisir caniatâd cynllunio llawn i ddymchwel yr annedd bresennol ac adeiladu annedd newydd gyda'r holl waith cysylltiedig arall.

Mae gan yr annedd bresennol ôl troed o 170 metr sgwâr ac mae cyfanswm ei lled tua 19m, cyfanswm ei dyfnder tua 15m a chyfanswm ei uchder tua 5.7m.

Yn fewnol, mae'r annedd bresennol yn cynnwys 4 ystafell wely, heulfan, ystafell esgidiau, en-suite, lolfa, ystafell fwyta a chegin gydag ystafell amlwrpas a storfa.

Byddai'r annedd arfaethedig yn cynnwys ôl troed o 253 metr sgwâr ac yn mesur 22m o led x dyfnder uchaf o 15.6m gydag uchder crib uchaf o 8.7m gyda dau uchder crib o 7.8m i ochr ddwyreiniol y brif wedd flaen a 6.2m i'r ochr orllewinol. Nid yw'r annedd arfaethedig wedi'i lleoli ar ôl troed yr annedd bresennol; mae'r cynnig yn gofyn i'r annedd bresennol gael ei chadw fel preswylfa nes bod yr annedd newydd wedi'i chwblhau.

Yn fewnol, byddai'r annedd arfaethedig yn cynnwys ystafell gyda'r nos, lolfa, pantri 2 doiled, cyntedd, ystafell gotiau, ystafell gawod, ystafell amlwrpas, cegin ac ardal fwyta, ystafell gypyrddau a swyddfa ar gyfer Wales Motorsports ar lefel y llawr gwaelod, tra ar lefel y llawr cyntaf byddai'r annedd arfaethedig yn cynnwys 4 ystafell wely, 2 en-suite, ardal wisgo, balconi a 2 fod ar gyfer en-suites / ystafelloedd gwisgo dewisol.

Byddai'r annedd newydd yn cynnwys rendr wedi'i baentio, gan gynnwys gwaith cerrig a nodwedd â chladin pren ar waliau allanol, teils to llechi naturiol a ffenestri a drysau UPVC ac alwminiwm cyfansawdd.

Bydd carthion budr yn cael eu gwaredu trwy gyfleuster parod i drin carthion newydd a bydd dŵr wyneb yn cael ei waredu trwy suddfannau dŵr.

POLISIĀU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Mae'r polisiāu 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 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

LU02 Gofynion sy'n ymwneud â phob Datblygiad Preswyl

LU08 Anheddau Newydd yn Lle'r Rhai Presennol

Polisi S01 Twf Cynaliadwy

Polisi S04: Datblygu mewn Aneddiadau Cyswllt a Lleoliadau Eraill

Mae'r dogfennau Canllaw Cynllunio Atodol canlynol yn berthnasol:

Amgylchedd Adeiledig a Dylunio

Canllawiau Cynllunio Atodol Cadwraeth Natur

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

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

DEDDF CYDRADDOLDEB 2010

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

- dileu neu leihau anfanteision a ddioddefir gan bobl oherwydd eu nodweddion gwarchoddedig;
- cymryd camau i ddiwallu anghenion pobl o grwpiau gwarchoddedig pan fo'r rhain yn wahanol i anghenion pobl eraill; ac
- annog pobl sydd mewn grwpiau gwarchoddedig i gymryd rhan mewn bywyd cyhoeddus neu mewn gweithgareddau eraill lle mae niferoedd anghymesur o isel o'u plith yn cymryd rhan.

Rhodddwyd ystyriaeth ddyledus i'r ddyletswydd uchod wrth benderfynu ar y cais hwn. Ystyrir nad oes gan y datblygiad arfaethedig unrhyw oblygiadau sylweddol ar gyfer personau sy'n rhannu nodwedd warchoddedig, nac ydyw'n cael effaith arnynt, yn fwy nag unrhyw berson 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 wrth arfer ei swyddogaethau i gyflawni saith nod llesiant y Ddeddf. Paratowyd yr adroddiad hwn i ystyried dyletswydd y Cyngor a'r 'egwyddor datblygu cynaliadwy', fel y'i nodir yn Neddf 2015. Wrth gyrraedd yr argymhelliad, mae'r Cyngor wedi ceisio sicrhau bod anghenion y presennol yn cael eu diwallu heb gyfaddawdu ar allu cenedlaethau'r dyfodol i ddiwallu eu hanghenion eu hunain.

YMATEBION YMGYNGHORI

Cyngor Cymuned Beulah - yn cefnogi'r cais hwn, ar y sail bod y byngalo presennol yn fach iawn a bod safon y tŷ yn wael. Mae angen mwy o le ar y teulu, a bydd hefyd yn codi safon y tŷ presennol. Mae'r safle'n ddelfrydol gan fod y gweithle teuluol ar yr un safle.

Priffyrdd - Bydd unrhyw ganiatâd y gall yr Awdurdod Cynllunio ei roi yn cynnwys Amod sy'n ymwneud â dŵr wyneb..

Draenio Tir – Argymell gosod arwyneb newydd, gan gynyddu suddfannau dŵr wyneb ffo ac mae angen cymeradwyaeth Systemau Draenio Cynaliadwy.

Cyfoeth Naturiol Cymru – does dim gwrthwynebiad i'r datblygiad arfaethedig ac maent yn cynnig cyngor mewn perthynas â safleoedd gwarchoddedig a rhywogaethau a warchodir yn Ewrop.

Ecoleg – Dim gwrthwynebiadau

CASGLIAD

Mae adran 38(6) o Ddeddf Cynllunio a Phrynu Gorfodol 2004 yn nodi os oes angen rhoi sylw i'r cynllun datblygu at ddiben unrhyw benderfyniad sydd i'w wneud o dan y Deddfau cynllunio rhaid i'r penderfyniad fod yn unol â'r cynllun oni bai bod ystyriaeth berthnasol yn nodi fel arall.

Egwyddor datblygu

Mae'r cynnig wedi'i gyflwyno'n llawn gyda'r dymuniad i ddymchwel yr adeilad un llawr a chodi annedd ddeulawr newydd wedi'i lleoli ger yr annedd bresennol o dan bolisi LU08 y CDLI. Mae Polisi LU08 yn cefnogi cynigion ar gyfer anheddau newydd ar yr amod bod yr annedd newydd wedi'i lleoli o fewn neu gerllaw ôl troed yr annedd wreiddiol ac yn adlewyrchu ffurf, swmp, maint a graddfa'r annedd wreiddiol ac yn parchu neu'n gwella dyluniad yr annedd wreiddiol, eiddo cyfagos a'r gymdogaeth.

Mae'r annedd arfaethedig wedi'i lleoli wrth ymyl y tŷ annedd gwreiddiol gydag ôl troed mwy. Ni fydd y tŷ presennol yn cael ei ddymchwel tan i'r annedd newydd gael ei chwblhau; yn unol â'r meini prawf asesu mae hyn yn dderbyniol gan y bydd y gwaith dymchwel yn cael ei wneud o fewn cyfnod amser derbyniol. Wrth edrych ar olygfa'r stryd, nodir bod yr ardal gyfagos yn darlunio cefn gwlad gyda chaeau agored, adeiladau amaethyddol ac anheddau ysbeidiol. Mae'r annedd agosaf wedi'i lleoli 128m i'r gorllewin o'r safle ac mae'n adlewyrchu annedd ddeulawr gyda tho talcen. Deuir i'r casgliad, o ystyried cyd-destun yr olygfa stryd bresennol, fod dyluniad, maint a graddfa'r annedd arfaethedig yn cael ei ystyried yn amhriodol ar gyfer y cyd-destun gwledig iawn.

Mae'r annedd newydd arfaethedig yn cynyddu gofod byw safle'r cais ac mae'r màs a'r swmp yn cynyddu i dŷ annedd deulawr. Byddai'r adeilad arfaethedig ag uchder o 8.4m sydd 3.5m yn uwch na'r annedd bresennol a lled o 22.8m sydd 4.3m yn lletach na'r annedd bresennol, dau do ar oleddf ar y wedd flaen gyda mwy o ffenestri o'i gymharu â'r tŷ presennol.

Mae'r safle wedi'i lleoli mewn "Lleoliad Arall" at ddibenion y Cynllun Datblygu Lleol ac o'r herwydd, rhaid rheoli'r datblygiad yn llym. Mae Polisi LU08: Anheddau Newydd yn Lle'r Rhai Presennol yn berthnasol a rhaid i'r annedd newydd fodloni nifer o feini prawf, a drafodir isod:

Yn ôl y datganiad cynllunio, mae yna bobl yn byw yn yr annedd bresennol ar hyn o bryd ac mae'n adnabyddadwy fel annedd Dosbarth C3 barhaol. Felly, mae Maen Prawf 1 wedi'i fodloni.

O ran Maen Prawf 2i: dylai'r annedd newydd gael ei lleoli o fewn neu wrth ymyl ôl troed yr annedd wreiddiol ac adlewyrchu ffurf, swmp, maint a graddfa'r annedd wreiddiol onid oes manteision cynllunio amlwg o newid cyfeiriadedd, safle neu faint yr un wreiddiol.

Byddai'r annedd newydd wedi'i lleoli wrth ymyl ôl troed yr annedd wreiddiol; fodd bynnag, bydd y ffurf, swmp, maint a graddfa yn fwy ac felly ni fyddai'n adlewyrchu'r annedd wreiddiol. Felly nid yw Maen Prawf 2i wedi'i fodloni'n llawn.

Mae Maen Prawf 2ii yn nodi y dylai'r annedd newydd barchu neu wella dyluniad yr annedd wreiddiol, eiddo cyfagos a'r gymdogaeth.

Mae ymddangosiad yr annedd newydd yn sylweddol wahanol ac yn cyflwyno ffenestri mawr ar y wedd flaen, llawr ychwanegol, a tho sy'n disodli tŷ annedd un llawr syml. Er bod yr eiddo yn gymharol ynysig ac wedi'i rwystro'n rhannol o olwg y cyhoedd, serch hynny nid yw'n parchu arddull bensaernïol yr annedd bresennol ac felly nid yw Maen Prawf 2ii wedi'i fodloni.

Mae Maen Prawf 3 yn nodi y bydd y datblygiad arfaethedig yn amodol ar ddymchwel yr annedd wreiddiol ar yr adeg briodol. Bydd yr annedd bresennol yn cael ei ddymchwel cyn i'r annedd newydd gael ei meddiannu gyntaf. Yn hyn o beth, mae'n

cwrdd â Maen Prawf 3.

I grynhoi, er bod yr annedd newydd yn cyd-fynd â Meini Prawf 1 a 3 Polisi LU08, nid yw'r cynnig yn bodloni Maen Prawf 2i a 2ii. Felly, ni dderbynnir yr egwyddor o annedd newydd yn lle'r un presennol yn y lleoliad hwn neu gyda'r dyluniad hwn.

Amwynder

Mae Maen Prawf 7 Polisi DM06 yn ceisio diogelu amwynderau deiliaid eiddo cyfagos rhag niwed sylweddol o safbwynt preifatrwydd, sŵn a golygon. Mae'r tŷ presennol i'w weld o'r brif ffordd a byddai'r annedd newydd hefyd gan nad oes tirwedd wedi'i gynnig ar hyd blaen yr eiddo. Bydd lleoliad yr annedd newydd wedi'i leoli 128m o unrhyw gymydog cyfagos i'r gorllewin o'r safle, a thrwy hynny mae ei ymyrraeth swyddogaethol a gweledol yn gyfyngedig. Er mwyn cuddio rhagor ar yr annedd arfaethedig o'r brif ffordd, mae amod yn ymwneud â thirwedd yn angenrheidiol; bydd cynllun tirwedd yn cael ei wneud yn unol â'r manylion cymeradwy (Drwg Rhif 2214-PS a dderbyniwyd 26/10/2022) a bydd yr holl blannu'n cael ei gyflawni o fewn 12 mis calendr o ddechrau'r datblygiad, er mwyn diogelu cymeriad ac amwynderau'r ardal a sicrhau bod y plannu y cytunwyd arno'n cael ei wneud o fewn cyfnod rhesymol. Yn hyn o beth, mae'r cynnig yn bodloni Polisi DM06.

Dylunio

Mae Polisi DM06 yn ei gwneud yn ofynnol i ddatblygiad roi sylw llawn a chyfrannu'n gadarnhaol at gyd-destun ei leoliad a'i amgylchedd. Mae'n hyrwyddo dylunio arloesol ac yn rhoi sylw i hynodrwydd lleol o ran ffurf, dyluniad a defnyddiau ac mae angen ystyried cydnawsedd y ffurf adeiledig o ran graddfa, uchder a chyfran mewn perthynas â phatrymau'r cynllun presennol. Yn ogystal, mae Polisi DM17 yn nodi na ddylai datblygiad gael effaith andwyol sylweddol ar ansawdd a chymeriad tirwedd, boed trwy ymyrraeth weledol, lleoliad anystyriol, defnyddiau anghydawns, methiant i gysoni neu wella tiffurf, neu golli nodweddion a phatrymau traddodiadol pwysig.

Mae'r arddull bensaernïol yn amlwg yn wahanol iawn i un yr annedd bresennol, ac felly nid yw'n bodloni Maen Prawf 2ii Polisi LU08. Mae'r uchder a'r swmp yn ormodol ac felly'n anystyriol i leoliad fferm wledig y safle. Byddai'r annedd newydd i'w weld yn amlwg ar y brif ffordd heb unrhyw dirwedd arfaethedig i liniaru ei heffaith. Ar ben hynny, mae'r steil anghyson o ran dyluniad a phatrwm y ffenestri yn yr annedd drwyddi draw yn ei gwneud yn anghyson â Pholisïau DM06 a DM17.

Mae trafodaethau wedi cael eu cynnal gyda'r Awdurdod Cynllunio Lleol ond mae'r ymgeisydd wedi penderfynu yn erbyn cyflwyno unrhyw gynlluniau diwygiedig ac wedi gofyn i'r cais gael ei benderfynu fel ag y mae.

Ecoleg

Cyflwynwyd Arolwg Ystlumod i'w ystyried sy'n cadarnhau bod yr annedd mewn cynefin sy'n ffafriol i ystlumod. Fodd bynnag, canfu'r arolwg nad oedd unrhyw arwyddion o ystlumod yn defnyddio'r annedd ac ystyrir nad oes gan yr eiddo lawer o botensial i gynnal ystlumod. Cadarnhaodd yr arolwg gweithgarwch ganlyniad dim ystlumod yr arolwg cwmpasu, gan ganfod nad oedd unrhyw ystlumod yn defnyddio'r adeilad.

Nid oedd unrhyw adar yn nythu na gweithgarwch tylluanod. Mae'r adran ecoleg wedi gwneud sawl argymhelliad. Mae'r rhain yn cynnwys, cyn i'r gwaith ddechrau, gosod 2 x bocs ystlumod Harlech Woodstone (neu debyg) ar goed aeddfed o fewn cwrtill yr eiddo. 1 x bocs ystlumod Beaumaris Woodstone (neu debyg) i'w osod i wedd dde-ddwyrain yr annedd newydd. 1 x cwpan nyth Gwennol y Bondo i'w osod i wedd ogledd-orllewin yr annedd newydd ac yn olaf gellid sicrhau budd ecolegol ehangach trwy sicrhau (lle bo modd) bod pob ffin yn cael ei phlannu â rhywogaethau brodorol i gadw cysylltedd â'r cynefin cyfagos yn ogystal â chadw (lle bo hynny'n bosibl a pherthnasol) unrhyw goed aeddfed ar y safle. Ni ddylai fod unrhyw golled net o wrychoedd.

Nid oes unrhyw oleuadau allanol wedi'u manylu ar y cynlluniau, ond pe bai goleuadau allanol yn cael eu gosod, yna bydd angen ystyried yn ofalus unrhyw oleuadau allanol ar y datblygiad arfaethedig, bydd angen nodi mesurau i leihau'r effeithiau ar gymudo a chwilota gan fywyd gwylt y nos yn yr ardal leol, yn enwedig nodweddion sy'n debygol o fod o arwyddocâd i weithgareddau chwilota a chymudo yn y nos h.y. gwrychoedd a glannau afonydd.

Mae'r cynnig wedi cael ei sgrinio fel un nad yw'n debygol o gael effaith sylweddol ar Afon Teifi drwy gynydd mewn ffosffadau yn unol â "Chyngor" Cyfoeth Naturiol Cymru (Fersiwn 3 Gorffennaf 2022).

ARGYMHELLIAD:

GWRTHOD

Mae'r rhesymau fel a ganlyn:

1. Yn rhinwedd ei ffurf, swmp, maint a graddfa, ni fyddai'r annedd newydd yn adlewyrchu nodweddion yr annedd wreiddiol. Nid oes unrhyw fanteision cynllunio amlwg wedi'u dangos ac felly nid yw'r cynnig yn cydymffurfio â Maen Prawf 2i o bolisi LU08.

2. Oherwydd ei uchder, ei swmp a'i dyluniad cyffredinol, ystyrir bod yr annedd newydd arfaethedig yn ormod ac yn methu â pharchu lleoliad fferm wledig y safle. Mae'r ffenestri arfaethedig yn anghyson o ran dyluniad a phatrwm ac yn gyffredinol nid yw'r cynnig yn cyd-fynd â Pholisïau DM06 a DM17.

RHESYMAU DROS GYFEIRIO'R MATER AT SYLW'R PWYLLGOR RHEOLI DATBLYGU:

Nid yw'r Aelod Lleol yn cytuno gyda'r farn nad yw'r dyluniad yn cydweddu gyda'r stoc tai lleol. Mae'n dymuno i'r pwyllgor cynllunio cael y cyfle i'w weld yn fanwl a gwneud penderfyniad gwybodus.

Rhif y Cais / Application Reference	A220763
Derbyniwyd / Received	10-10-2022
Y Bwriad / Proposal	Proposed replacement dwelling (Demolition at completion), extension to the garden area and associated works.
Lleoliad Safle / Site Location	Allt y Bryn, Beulah, Newcastle Emlyn, SA38 9QH
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr M Evans, Allt Y Bryn, Beulah, Newcastle Emlyn, Ceredigion, SA38 9QH
Asiant / Agent	Mr Robert Thomas (Thomas Login Architecture), Plas Y Berllan, Ffostrasol, Llandysul, Ceredigion, SA44 4TE

THE SITE AND RELEVANT PLANNING HISTORY

Allt y Bryn comprises a detached bungalow situated to the northern side of a country road located 4.1km from Beulah, Newcastle Emlyn to the south and 4.5km from Tan-y-groes to the west. The existing detached bungalow is south west facing and has four bedrooms and is constructed of block walls that have been rendered and painted with a pitched tiled roof. The bungalow has uPVC framed windows and doors.

The wider site operates car manufacturing enterprise known as Wales Motorsport, there are sheds, an allotment and a woodland area that form part of the site.

Planning history:

800128 - Extension to form self-contained flat for the elderly - Approved STC 18/3/1980

A040011 - Variation of conditions re: occupancy (D2472 condition 10 & D2799 condition 2) - Approved STC 16/5/2004

A040012 - Erection of an industrial workshop for business use - Approved STC 4/7/2004

A150261 - Erection of extension to existing workshop - Approved STC 19/11/2015

A150338 - Removal of condition 2 of planning permission A040011 – Approved 13/9/2015

A210137 – Proposed storage shed – Approved STC 6/4/2021

DETAILS OF DEVELOPMENT

Full planning permission is sought to demolish the existing dwelling and construct a replacement dwelling with all other associated works.

The existing dwelling has a footprint of 170sqm and includes a total width of approximately 19m, total depth of approximately 15m and total height of approximately 5.7m.

Internally, the existing dwelling includes 4no bedrooms, conservatory, boot room, en-suite, lounge, dining and kitchen room with utility room and storage.

The proposed dwelling would feature a footprint of 253sqm and measure 22m wide x maximum depth of 15.6m with maximum ridge height of 8.7m with two set down ridge heights of 7.8m high to the eastern side of the principal front elevation and 6.2m to the western side. The proposed dwelling is not sited on the footprint of the existing dwelling, the proposal requests that the existing dwelling be kept for occupation until the new dwelling is built.

Internally, the proposed dwelling would include an evening room, lounge, larder, 2no W/C, porch, cloakroom, shower room, utility, kitchen and dining area, cupboard room and office for Wales Motorsports at ground floor level, while at first floor level the proposed dwelling would include 4no bedrooms, 2no en-suite, dressing area, balcony and 2no spaces for optional en-suites/ dressing rooms.

The replacement dwelling would feature painted render, including stonework and timber-clad feature to external walls, natural slate roof tiles and UPVC & aluminium composite windows and doors.

Foul sewage will be disposed of via a new package treatment plant and surface water will be disposed of via soakaways.

RELEVANT PLANNING POLICIES AND GUIDANCE

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

LU02 Requirements Regarding All Residential Developments

LU08 Replacement of Existing Dwellings

Policy S01 Sustainable Growth

Policy S04: Development within Linked Settlements and Other Locations

The following Supplementary Planning Guidance documents are applicable:

Built Environment and Design

Nature Conservation 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

Beulah Community Council - supports this application, on the basis that the current bungalow is very small and that the standard of the house is poor. The family needs more space, and it will also rise the standard of the current house. The site

is ideal as the family workplace is on the same site.

Highways - Any permission which the Planning Authority may give shall include a Condition relating to surface water..

Land Drainage – Make recommendations new surfacing, increasing surface water run off, soakaways and SUDS approval is required.

Natural Resources Wales – have no objection to the proposed development and offer the advice in relation to protected sites and European protected species.

Ecology – No objections

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 indicates otherwise”.

Principle of development

The proposal has been submitted in full and seeks to demolish the single storey building and erect a new two storey dwelling located adjacent to the existing dwelling under policy LU08 of the LDP. Policy LU08 supports proposals for replacement dwellings provided that the new dwelling be located within or adjacent to the footprint of the original dwelling and reflect the form, bulk, size and scale of the original dwelling and respect or enhance the design of the original dwelling, that of surrounding properties and the locality.

The proposed dwelling is located adjacent to the original dwellinghouse with a larger footprint. The existing house will not be demolished until the completion of the new dwelling, as per the assessment criteria this is acceptable as the demolition will be done within an acceptable time period. Looking to the street scene, it is noted that the surrounding area depicts the countryside with open fields, agricultural buildings and sporadic dwellings. The nearest dwelling is located 128m to the west of the site and reflects a two-storey dwelling with a gabled roof form. It would be concluded that given the context of the existing street scene that the design, size and scale of the proposed dwelling is considered inappropriate for the very rural context.

The proposed replacement dwelling increases the living space of the application site and the mass and bulk increases to a two storey dwellinghouse. The proposed dwelling would feature an increased height of 8.4m which is 3.5m higher than the existing dwelling and width of 22.8m which is 4.3m wider than the existing dwelling, mirrored pitched roof on the front elevation with an increased fenestration when compared to the existing house.

The site is located within an “Other Location” for the purposes of the Local Development Plan and as such, development must be strictly controlled. Policy LU08: Replacement of Existing Dwellings is relevant and the replacement dwelling must meet various criteria, which are discussed below:

According to the planning statement, the existing dwelling is currently occupied and is recognisable as a permanent Class C3 dwelling. Criterion 1 is therefore satisfied.

In respect of Criterion 2i: the replacement dwelling should be located within or adjacent to the footprint of the original dwelling and reflect the form, bulk, size and scale of the original dwelling unless there are demonstrable planning advantages to be gained from deviating from the original orientation, position or size.

The replacement dwelling would be located adjacent to the footprint of the original dwelling, however the form, bulk, size and scale will be larger and therefore would not reflect the original dwelling. Criterion 2i has therefore not been fully met.

Criterion 2ii states that the replacement dwelling should respect or enhance the design of the original dwelling, that of surrounding property and the locality.

The appearance of the replacement dwelling is significantly different and introduces large fenestration on the front elevation, an increased storey, and a roof which replaces a simple single storey dwellinghouse. Although the property is relatively isolated and somewhat obstructed from public view, it nevertheless does not respect the architectural style of the existing dwelling and therefore Criterion 2ii has not been met.

Criterion 3 states that the proposed development will be subject to the demolition of the original dwelling at the appropriate time. The existing dwelling will be demolished prior to the first occupation of the new dwelling. In this regard, it meets Criterion 3.

In summary, while the replacement dwelling accords with Criterion 1 and 3 of Policy LU08, the proposal does not meet

Criterion 2i and 2ii. The principle of a replacement dwelling in this location or design is therefore not accepted.

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. The existing house is visible from the main road and the replacement dwelling would be as well as there is no landscaping proposed along the front of the property. The location of the replacement dwelling will be located 128m from any adjacent neighbour to the west of the site, thereby limiting its functional and visual intrusion. To further shield the proposed dwelling from the main road, a condition relating to landscaping is necessary, a landscaping scheme shall be carried out in accordance with the approved details (Drwg No. 2214-PS received 26/10/2022) and all plantings shall be carried out within 12 calendar months of the commencement of the development, the reason is in order to safeguard the character and amenities of the area and to ensure that the agreed planting is carried out within a reasonable period. In this regard, the proposal satisfies Policy DM06.

Design

Policy DM06 requires development to have full regard and positively contribute to the context of its location and surroundings. It promotes innovative design whilst having regard for local distinctiveness in terms of form, design and material and requires consideration of the cohesiveness of the built form in terms of scale, height and proportion in reference to existing layout patterns. Additionally, Policy DM17 states that development should not have a significant adverse effect on the quality and character of a landscape, whether through visual intrusion, an insensitive siting, incompatible uses, failure to harmonise or enhance landform, or the loss of important traditional features and patterns.

The architectural style very clearly departs from that of the existing dwelling, and therefore does not satisfy Criterion 2ii of Policy LU08. The height and bulk is excessive and therefore insensitive to the site's rural farmstead setting. The new dwelling would appear visually prominent on the main road with no landscaping proposed to mitigate its impact.

Furthermore, the inconsistent stylization in terms of window design and pattern throughout the dwelling renders it inconsistent with Policies DM06 and DM17.

Discussions have taken place with the Local Planning Authority but the applicant has decided against submitting any revised plans and has asked for the application to be determined as it stands.

Ecology

A Bat Survey was submitted for consideration which confirms that the dwelling is in a favourable bat habitat. However, the survey found that there were no signs of bat use by the dwelling and the property is considered to have negligible potential to support bats. The activity survey confirmed the nil result of the scoping survey, with no bats found to be using the building.

There were no nesting birds or owl activity. The ecology department has made several recommendations. These include, prior to works commencing 2 x Harlech Woodstone (or similar) bat boxes to be affixed to mature trees within the curtilage of the property. 1 x Beaumaris Woodstone (or similar) bat box to be affixed to the south east elevation of the new dwelling. 1 x House martin nest cup to be affixed to the north west elevation of the new dwelling and lastly wider ecological benefit could be achieved by ensuring (where possible) all boundaries are planted with native species to retain connectivity to the surrounding habitat as well as retaining (where possible and relevant) any mature trees on site. There should be no net loss of hedgerow.

No external lighting has been detailed on the plans, but should external lighting be installed, then careful consideration will need to be given to any external lighting of the proposed development, measures will need to be identified to minimise impacts to nocturnal wildlife commuting and foraging in the local area, particularly features likely to be of importance to nocturnal foraging and commuting activities i.e. hedgerow and riverbanks.

The proposal has been screened out as not likely to have a significant effect on the Afon Teifi from increased phosphates in accordance with Natural Resources Wales "Advice (Version 3 July 2022).

RECOMMENDATION:

REFUSAL

Reasons are as follows:

1. By virtue of its form, bulk, size and scale the replacement dwelling would fail to reflect the characteristics of the original dwelling. No demonstrable planning advantages have been demonstrated and therefore the proposal fails to accord with Criterion 2i of policy LU08.

2. By reason of its height, bulk and overall design, the proposed replacement dwelling is considered excessive and fails to

respect the site's rural farmstead setting. The proposed fenestration is inconsistent in regard to design and pattern and overall the proposal fails to accord with Policies DM06 and DM17.

REASONS FOR REFERRAL TO THE DEVELOPMENT MANAGEMENT COMMITTEE:

The Local Member does not agree with the opinion that the design is not in keeping with local housing stock. He wishes that the planning committee has the opportunity to view it in detail and make an informed decision.

2.4. A230270



Rhif y Cais / Application Reference	A230270
Derbyniwyd / Received	13-04-2023
Y Bwriad / Proposal	Codi to presennol yr estyniad blaen a gosod to newydd ar adeilad cyfan y ganolfan hamdden a gwaith cysylltiedig, gan gynnwys ail-osod cafnau dŵr ac ati.
Lleoliad Safle / Site Location	Canolfan Hamdden Teifi, Maes y Parc, Heol Gwbert, Aberteifi, Ceredigion, SA43 1AN
Math o Gais / Application Type	Cynllunio Llawn
Ymgeisydd / Applicant	Mr Eirian Jones (Cyngor Sir Ceredigion), Canolfan Rheidol, Rhodfa Padarn, Llanbadarn Fawr, Aberystwyth, Ceredigion, SY23 3UE
Asiant / Agent	Mr B Simkin (Barry Simkin Planning & Building Consultant), Barry Simkin, 63 Stryd y Bont, Aberystwyth, Ceredigion, SY23 1QD

Y SAFLE A HANES PERTHNASOL

Mae'r cais ar gyfer safle Canolfan Hamdden Teifi, sydd oddi ar Heol y Gogledd, gerllaw Coleg Ceredigion ac Ysgol Uwchradd Aberteifi, i'r gogledd ddwyrain o ganol y dref.

Mae safle'r cais wedi'i leoli y tu allan i Ardal Gadwraeth Aberteifi.

Hanes cynllunio perthnasol -

- A040802 – Codi estyniad. Cymeradwywyd yn unol ag amodau 28-08-2004

MANYLION Y DATBLYGIAD

Mae'r cais ar gyfer caniatâd cynllunio llawn i godi to presennol yr estyniad blaen a gosod to newydd ar yr adeilad cyfan, gan gynnwys ail-osod cafnau dŵr ac ati.

Bydd to'r estyniad blaen presennol, sydd wedi'i leoli gerllaw'r brif fynedfa, yn cael ei godi tua 0.5 metr er mwyn ei alinio â'r prif do presennol. Mae'r to presennol yn un dalennau metel rhychiog o fath diwydiannol wedi'u rhag-gorchuddio, a bydd y to newydd arfaethedig yn un paneli Quadcore trapesoidaidd wedi'u powdro, y lliw allanol i'w gadarnhau. Does dim newid i ddeunyddiau'r walïau, ffenestri a drysau. Bydd y cafnau dŵr ac ati yn rhai kingspan XL Forte highline.

Does dim newid i'r ffordd y mae dŵr wyneb yn cael ei drin ar hyn o bryd, sef drwy suddfannau dŵr.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

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

- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM13 Systemau Draenio Cynaliadwy
- DM14 Cadwraeth Natur a Chysylltedd Ecolol
- DM15 Cadw Bioamrywiaeth Leol
- DM17 Y Dirwedd yn Gyffredinol

Canllawiau Cynllunio Atodol perthnasol:

- CCA Dylunio'r Amgylchedd Adeiledig 2015
- CCA Cadwraeth Natur 2015

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

Mae Adran 17(1) o Ddeddf Trosedd ac Anhrefn 1998 yn gosod dyletswydd ar yr Awdurdod Lleol i ymarfer ei swyddogaethau amrywiol, gan roi sylw priodol i effaith debygol ymarfer y swyddogaethau hynny ar drosedd ac anhrefn yn ei ardal, a'r angen i

wneud popeth sy'n rhesymol bosib i'w atal. Mae'r ddyletswydd honno wedi'i hystyried wrth werthuso'r cais hwn. Ystyrir na fyddai unrhyw gynnydd sylweddol neu annerbyniol yn lefel y trosedd ac anhrefn o ganlyniad i'r penderfyniad arfaethedig.

DEDDF CYDRADDOLDEB 2010

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

- dileu neu leihau'r anfanteision a 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 Tref Aberteifi** - Yn cefnogi
- **Priffyrdd – Nid yw'r datblygiad arfaethedig yn debygol o gael unrhyw effaith andwyol ar fuddiannau awdurdod priffyrdd y sir**
- **Draenio Tir** – Dim gwrthwynebiad. Ni ddisgwylir y bydd y cynnig yn achosi unrhyw lifogydd o fewn y dalgylch. Does dim angen cymeradwyaeth SuDS.
- **Ecoleg** – Dim gwrthwynebiad, yn argymhell amodau
- **Cyfoeth Naturiol Cymru** – Ymgynghori â'r ecolegydd mewnol i bennu a oes yna debygolrwydd rhesymol bod yna ystlumod yn bresennol.

Ni dderbyniwyd unrhyw sylwadau gan drydydd parti.

CASGLIAD

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

Mae'r bwriad i godi to'r estyniad unllawr presennol ym mlaen yr adeilad o tua 0.5 metr er mwyn ei alinio â'r prif do presennol yn cynrychioli newid cymharol fach na fydd yn cael unrhyw effaith andwyol. Ystyrir bod ail-osod y to presennol a'r cafnau dŵr ac ati hefyd yn dderbyniol am na fydd yn cael unrhyw effaith weledol andwyol, ac mi fydd hefyd yn cyfrannu mewn ffordd bositif at uwchraddio'r adeilad. Ni ddarparwyd unrhyw fanylion ynghylch lliw allanol y to, ond gellir sicrhau hyn drwy amod cynllunio.

Mae arolwg ystlumod wedi'i gyflwyno, sy'n ystyried nad oes fawr ddim posibilrwydd bod yna ystlumod yn bresennol yn y to ac felly mae'n annhebygol y byddai unrhyw ystlumod yn cael eu heffeithio gan y gwaith. Mae'r arolwg yn argymhell gosod blychau gwenoliaid duon ar yr adeilad ar ôl cwblhau'r gwaith ar y to, i sicrhau'r enillion net sy'n ofynnol gyda datblygiad newydd. Gellir sicrhau hyn drwy amod cynllunio. Mae Ecolegydd Cynllunio'r Cyngor yn argymhell gosod amod mewn perthynas â goleuadau allanol, i osgoi effeithiau andwyol ar Ystlumod yn unol â TAN 5.

Mae'r cais yn nodi na fydd unrhyw newid o ran dŵr wyneb, ac nid yw Swyddog Draenio Tir y Cyngor wedi mynegi unrhyw wrthwynebiad, gan ddweud nad yw'r cynnig yn debygol o arwain at unrhyw lifogydd o fewn y dalgylch.

Mae'r datblygiad arfaethedig yn cydymffurfio â pholisïau perthnasol y CDLI, sef DM06, DM13, DM14, DM15 a DM17 a gellir ei gefnogi.

Dirprwyo Pwerau:

Mae'r cais yn cael ei adrodd gerbron y Pwyllgor Rheoli Datblygu dan Rhan 2, 52 Cynllun Dirprwyo'r Cyngor, Mawrth 2022, am fod y cais yn cael ei gyflwyno ar ran y Cyngor, fel perchennog safle'r cais.

ARGYMHELLIAD:

Cymeradwyo'n unol ag amodau.

Rhif y Cais /	A230270
Application Reference	
Derbyniwyd / Received	13-04-2023
Y Bwriad / Proposal	Raising of the existing front extension roof and general re-roofing of the whole of the leisure centre building and associated works including replacement rainwater goods,
Lleoliad Safle / Site Location	Canolfan Hamdden Teifi, Park Place Gwbert Road, Cardigan, Ceredigion, SA43 1AN
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr Eirian Jones (Cyngor Sir Ceredigion), Canolfan Rheidol Rhodfa Padarn, Llanbadarn Fawr, Aberystwyth, Ceredigion, SY23 3UE
Asiant / Agent	Mr B Simkin (Barry Simkin Planning & Building Consultant), Barry Simkin, 63 Bridge Street, Aberystwyth, Ceredigion, SY23 1QD

THE SITE AND RELEVANT PLANNING HISTORY

The application site refers to Cardigan Leisure Centre which is accessed off North Road, adjacent to Cardigan College and Secondary School, to the north-east of the town centre.

The application site lies outside of Cardigan Conservation Area.

Relevant planning history -

- A040802 - Erection of an extension. Approved subject to conditions 28-08-2004

DETAILS OF DEVELOPMENT

The application seeks full planning permission for the raising of the existing front extension roof and general re-roofing of the whole of the building, including replacement of the rainwater goods.

The roof of the existing front extension, which is located next to the main entrance, will be raised by approximately 0.5 meters to align with the existing main roof.

The existing roof is pre coated industrial type corrugated metal sheeting and the proposed new roof will be powder coated quadcore trapezoidal roof panels, external colour to be confirmed. There is no change to the materials of the wall, windows and doors. Rainwater goods will be kingspan XL forte highline.

There is no change to the way that surface water is currently dealt with which is via soakaways.

RELEVANT PLANNING POLICIES AND GUIDANCE

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

Relevant Supplementary Planning Guidances:

- Built Environment and Design SPG 2015
- Nature Conservation SPG 2015

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to

prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

- **Cyngor Tref Aberteifi / Cardigan Community Council** - Support
- **Highways** - The proposed development is unlikely to be detrimental to any county highway authority interests
- **Land Drainage** - No objection. Proposal not expected to cause any flooding within the catchment. SuDS approval not required.
- **Ecology** - No objection, recommended conditions
- **Natural Resources Wales** - Consult with in-house ecologist to determine if there is a reasonable likelihood of bats present.

No representation received from third party.

CONCLUSION

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

The proposal to raise the roof of the single storey extension to the front of the building by approximately 0.5metres to bring it in line with the existing main roof represents a modest change that will have no adverse visual impact. The replacement of the existing roof and rainwater goods is also considered to be acceptable as it will have no adverse visual impact and will also contribute positively towards the upgrade of the building. No details of external colour of the roof has been provided, however this can be secured via a planning condition.

A bat survey has been submitted which considers that there is negligible potential for bats to be present within the roof and as such it is unlikely that bats would be affected by the works. The survey recommends that swift boxes be erected on the building following the completion of roofing works, to deliver the net gain required by new development. This can be secured via planning condition. The Council's Planning Ecologist recommends imposing a condition relating to external lighting so to avoid adverse effects on Bats in line with TAN 5.

The application states that surface water will remain the same, and the Council's Land Drainage Officer has raised no objection advising that the proposal is unlikely to result in any flooding to the catchment.

The proposed development complies with relevant LDP policies, namely DM06, DM13, DM14, DM15 and DM17 and can be supported.

Power of Delegation:

The application is reported to the Development Management Committee under Part 2, 52 of the Council's Scheme of Delegation, March 2022, as the application is submitted on behalf of the Council, as the owner of the application site.

RECOMMENDATION:

Approve subject to conditions.