

2. Prif Eitemau/Main Items

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymheliad / Recommendation
1	A220774	13-10-2022	Mr and Mrs E & E James	Proposed reinstatement of dwelling to be used as a holiday unit to include installation of package treatment plant and new vehicular access.	Ty'n Bwlch, Lledrod, SY23 4TD	Refuse
2	A230198	15-03-2023	Mr T Brunt	Cattle housing with nutrient store	Coybal, New Quay. SA45 9TU	Approve Subject to Conditions
3	A230369	19-05-2023	Mr Dylan Evans (Ceredigion County Council)	Porch extension and new boundary walls including new generator store along with a change of use from office use to C2 residential care home.	Min y Mor Bungalow, Wellington Gardens, Aberaeron, SA46 0BQ	Approve Subject to Conditions
4	A230399	05-06-2023	Mr Richard Jones	1st floor extension	23 Bro Henllys, Felinfach, Lampeter, Ceredigion, SA48 8AD	Refuse

2.1. A220774



Rhif y Cais / Application Reference	A220774
Derbyniwyd / Received	13-10-2022
Y Bwriad / Proposal	Adfer annedd i'w defnyddio fel uned wyliau, gan gynnwys gosod cyfleuster parod i drin carthion a mynedfa newydd i gerbydau.
Lleoliad Safle / Site Location	Ty'n Bwlch, Lledrod, SY23 4TD
Math o Gais / Application Type	Cynllunio Llawn
Ymgeisydd / Applicant	Mr a Mrs E ac E James, Henbant, Lledrod, Aberystwyth, Ceredigion, SY23 4HZ
Asiant / Agent	Mrs Gwennan Jenkins (JMS Planning & Development), Hafan Y Coed, Maeshyfyd, Llanbedr P.S. SA48 8AN

Y SAFLE A HANES CYNLLUNIO PERTHNASOL

Mae safle'r cais yn cynnwys annedd segur a thai allan cysylltiedig sydd wedi'u lleoli mewn ardal cefn gwlad agored, tua 0.8 milltir i'r gogledd-orllewin o bentref Lledrod. Y cwbl sydd ar ôl o'r annedd a'r tai allan yw darnau bach o wal garreg, simnai, a dwy ffenestr ac agoriad drws.

Cafodd cais blaenorol ar gyfer yr un datblygiad ei dynnu'n ôl ar 25-04-2022 (cyf: A211057).

MANYLION Y DATBLYGIAD

Mae'r cais ar gyfer caniatâd cynllunio llawn i adfer yr annedd i ddarparu uned wyliau hunangynhwysol. Mae'r cynnig yn cynnwys ail-adeiladu'r annedd i greu un deulawr gydag estyniad bach yn y cefn, gyda darn unllawr ynghlwm i'r ochr, lle'r oedd y tai allan gynt, gydag estyniad yn y cefn. Mae'r rhan deulawr yn mesur tua 9.2 metr ar hyd y gweddllun blaen, 8.2 metr ar hyd y gweddllun ochr, a 7 metr i fyny at y grib. Mae'r rhan unllawr ar yr ochr yn mesur tua 17 metr ar hyd y gweddllun blaen, 5.6 metr ar hyd y gweddllun ochr, a 4.6 metr i fyny at y grib. Mae'r estyniad yn y cefn oddeutu hanner ffordd ar ei hyd, ac mae'n ymwthio allan 2.6 metr a 5.2 metr ar draws.

Mi fydd gan yr adeilad waliau carreg naturiol, to llechi naturiol, a ffenestri a drysau upvc lliw glo carreg.

Yn nhermau llety, mi fydd yn darparu 2 ystafell wely en-suite, ystafell ymolchi, ystafell amlbwrpas, ystafell blanhigion, cegin fawr cynllun agored, ardal fwyta ac ardal fyw ar y llawr gwaelod. Bydd y llawr cyntaf yn darparu 2 ystafell wely en-suite, gyda wardrobau a chypyrddau dillad gwely.

Bydd mynedfa newydd yn cael ei chreu i'r gogledd o'r safle a fydd yn 16.5 metr o led, gyda lleiniau gweledd yn mesur 59 metr bob ochr. Bydd y gwrych yn cael ei drawsleoli y tu ôl i'r lleiniau gweledd. Bydd trac mynediad newydd 3 metr o led yn cael ei adeiladu gyda deunyddiau athraidd, ar hyd ymyl y gwrych ffiniol, gydag un man pasio, tua hanner ffordd, er mwyn cael mynediad at yr adeilad. Darperir ardal barcio a throi ar gyfer tri char y tu blaen i'r adeilad.

Bydd y gât fynedfa bresennol i'r llwybr ceffyl yn cael ei thynnu a'i hail-osod fe rhan o'r fynedfa newydd.

Bydd gwrych newydd o rywogaethau cymysg yn cael ei blannu ar hyd y ffin de-orllewinol, bydd coed newydd yn cael eu plannu ar y llethr gogledd-orllewinol, a bydd cymysgedd o hadau blodau gwyllt yn cael eu plannu ar y llethr yn y cefn. Bydd ffens weiar a physt gwrth-stoc, ynghyd â'r gwrych, yn ffurfio ffin y safle.

Bydd y dŵr budr yn mynd i becyn trin carthion parod newydd 'klargester' neu gyfleuster tebyg addas ar gyfer o leiaf 8 person, gan ollwng i suddfan sydd o leiaf 6m oddi wrth yr adeiladau.

Gwaredir dŵr wyneb drwy suddfannau dŵr a bydd gan y fynedfa a'r ardal barcio ar gyfer cerbydau un ai arwyneb craidd caled neu arwyneb athraidd.

POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Polisi Cynllunio Cenedlaethol Perthnasol

- Dyfodol Cymru: Y Cynllun Cenedlaethol 2040
- Polisi Cynllunio Cymru (rhifyn 11, Chwefror 2021)
- TAN5 Cadwraeth Natur a Chynllunio (2009)

- TAN6 Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy (2010)
- TAN12 Dylunio (2016)
- TAN13 Twristiaeth (1997)
- TAN23 Datblygu Economaidd (2014)

Polisi Cynllunio Lleol perthnasol

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

- S01 Twf Cynaliadwy
- S04 Datblygu mewn Aneddiadau Cyswllt a Lleoliadau Eraill
- LU09 Ail-ddefnyddio Anheddau Blaenorol/Segur
- LU16 Llety Twristiaeth – Mathau o Lety nad yw Polisi LU14 yn eu cwmpasu
- DM03 Teithio Cynaliadwy
- DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM10 Dylunio a Thirlunio
- DM13 Systemau Draenio Cynaliadwy
- DM14 Cadwraeth Natur a Chysylltedd Ecolegol
- DM15 Cadw Bioamrywiaeth Leol
- DM17 Y Dirwedd yn Gyffredinol
- DM18 Ardaloedd Tirwedd Arbennig
- DM20 Gwarchod Coed, Gwrychoedd a Choetiroedd

Canllawiau Cynllunio Atodol perthnasol :

- CCA Ardaloedd Tirwedd Arbennig Ebrill 2014
- CCA Safonau Parcio CSC 2015
- CCA Dylunio'r Amgylchedd Adeiledig 2015
- CCA Cadwraeth Natur 2015

YSTYRIAETHAU PERTHNASOL ERAILL

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

DEDDF CYDRADDOLDEB 2010

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

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

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

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

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

YMATEBION YMGYNGHORI

- **Cyngor Cymuned Lledrod** – Heb dderbyn ymateb
- **Priffyrdd – Yn argymhell amodau**
- **Draenio Tir** – Sylwadau safonol. Angen cymeradwyaeth SuDS
- **Ecoleg** – Yn argymhell amodau
- **Hawliau Tramwy Cyhoeddus** -Mae Hawl Tramwy Cyhoeddus 52/2 yn mynd ar hyd y trac mynediad i Ty'n Bwlch ac yn pasio'n agos at y cynlluniau arfaethedig. Bydd angen sicrhau bod hwnnw ar agor ac ar gael bob amser.
- **Ymddiriedolaeth Archaeolegol Dyfed** -Yn argymhell amod
- **Dŵr Cymru** – Dim sylwadau ar ei bod yn system breifat
- **Cyfoeth Naturiol Cymru** – Dim sylwadau

Derbyniwyd un ymateb gan drydydd parti cyfagos, yn nodi'r canlynol, yn gryno:

- Bydd sythu'r ffordd er mwyn cael y lleiniau gwelededd yn caniatáu i yrwyr fynd yn gyflymach ar hyd y rhan honno o'r ffordd
- Eisiau gwarant ysgrifenedig gan yr ymgeiswyr na fydd eu cyflenwad dŵr yn cael ei effeithio. Hefyd am gael sicrwydd ysgrifenedig na fydd unrhyw garthion ffo yn gallu halogi eu cyflenwad dŵr
- Ddim yn hapus o gwbl bod hwn yn lety gwyliau oherwydd yn teimlo'n gryf bod mwy na digon o eiddo gwyliau yn yr ardal eisoes a dylai unrhyw dai a adeiladir fod ar gyfer pobl leol.

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'r llythyr eglurhaol yn esbonio bod Ty'n Bwlch ar un adeg yn ffermdy unigol gyda thai allan cysylltiedig. Prynwyd yr annedd gan dadcu'r ymgeisydd ar ddechrau'r 1960au. Roedd yn wag a doedd mo'i angen ar y fferm, a defnyddiwyd y tai allan i gadw gwartheg a defaid. Mae'r ymgeiswyr yn byw yn y fferm a elwir yn Henbant, sydd wedi'i lleoli i'r dwyrain o Lledrod. Mae'r fferm yn cynnwys 400 acer ac mae'n cadw 800 o famogiaid Cymreig a 100 o fuchod magu. Mae'r ymgeiswyr am arallgyfeirio ar y fferm er mwyn cael ail incwm i gefnogi'r teulu, gan gefnogi'r economi ar yr un pryd.

Mae safle'r cais wedi'i leoli mewn ardal cefn gwlad agored. Mae Polisi LU16 y CDLI yn cyfeirio at Lety Twristiaeth, gyda maen prawf 3 yn cefnogi troi adeiladau presennol o fewn lleoliadau y tu allan i aneddiadau dynodedig (h.y. lleoliadau eraill/cefn gwlad) yn fathau eraill o lety twristiaeth, cyn belled â bod yr adeiladau'n strwythurol gadarn ac nad oes angen newidiadau mawr allanol. Dim ond rhannau bach iawn o'r adeilad sydd ar ôl, gan gynnwys rhan fach o wal garreg – gyda dau agoriad ar gyfer ffenestri a drws, a simnai. Nid yw'r cynnig felly yn cydymffurfio â'r polisi hwn am nad yw'r adeilad yn strwythurol gadarn ac mae'n golygu codi adeilad newydd, yn hytrach na thrawsnewid adeilad presennol.

Mae'r 'llythyr eglurhaol' a gyflwynwyd fel rhan o'r cais yn nodi y byddai ystyriaeth hefyd yn cael ei roi i ddefnydd ohono fel annedd dan bolisi LU09 – ail-ddefnyddio anheddau blaenorol/segur. Ni fyddai'r cynnig yn cydymffurfio â'r polisi hwn am fod yr annedd wreiddiol wedi mynd â'i phen iddi i'r fath raddau fel na ellir ei hadfer. Mae hyn yn golygu codi adeilad cyfan newydd, ac mae'r polisi datgan y dylid felly ei ystyried fel tŷ newydd mewn ardal cefn gwlad agored.

Ystyrir bod y bwriad i greu llety gwyliau newydd hunangynhwysol, sydd wedi'i adeiladu'n bwrpasol mewn lleoliad cefn gwlad agored, yn mynd yn groes i bolisiâu S01 ac S04 y CDLI, yn ogystal â pholisi cynllunio cenedlaethol, am na fyddai'n cynrychioli datblygiad cynaliadwy, ac am nad yw chwaith yn bodloni gofynion TAN 6. Mae'r safle wedi'i leoli i ffwrdd o wasanaethau a chyfleusterau allweddol ac felly mi fyddai ymwelwyr y llwyr ddibynnol ar eu car i fodloni eu hanghenion. Er bod y cais yn nodi y byddai'r cynnig yn golygu arallgyfeirio ar fferm yr ymgeisydd, gan ddarparu incwm, nid yw'r cynnig ar gyfer annedd menter wledig, ac nid yw'r polisiâu'n cefnogi llety gwyliau a adeiladir yn bwrpasol fel ffurf ar arallgyfeirio.

Mae'r penderfyniad hwn yn gyson â phenderfyniad apêl a dderbyniwyd ym Mehefin 2019 mewn perthynas â'r bwriad i droi tŷ allan yn ddwy uned wyliau yn Ynys Greigiog, Eglwysfach, lle canfu'r Arolygydd bod yr adeilad wedi mynd yn adfail, ac mi fyddai felly'n gyfystyr ag adeilad newydd, sy'n groes i bolisi cynllunio lleol, yn ogystal â pholisi cynllunio cenedlaethol (cyf. apêl: APP/D6820/A/19/3225002; cyf. ACLI : A180564). Roedd y tŷ allan oedd yn destun yr apêl honno wedi cadw mwy o'i waliau a'i do na'r adeilad sy'n dan sylw yn y cais hwn.

Maint a Dyluniad

Mae'r adeilad arfaethedig o faint sylweddol, ac mae'r cais yn nodi ei fod yn dilyn ôl troed yr annedd a'r tŷ allan blaenorol, ond gyda mân estyniadau i'r cefn. Does dim gwrthwynebiad i faint y rhan deulawr o'r adeilad, ac er bod y rhan unllawr yn dilyn ôl troed y tŷ allan blaenorol, mynegwyd gwrthwynebiad am faint y rhan yma yn nhermau ei hyd – sy'n mesur 17 metr. Mae hyn, o'i fesur gyda'r rhan deulawr, yn rhoi adeilad gyda chyfanswm hyd o ychydig dros 26 metr, sy'n sylweddol ac yn un na

ellir ei gefnogi.

Nid oes unrhyw wrthwynebiad i ddyluniad y rhan deulawr o'r adeilad, sydd ar ffurf traddodiadol, gyda waliau cerrig naturiol a tho llechi, a ffenestri bach gyda'r pwyslais ar y fertigol. Tybir bod y rhan yma o'r adeilad yn parchu golwg gyffredinol yr annedd flaenorol. Er nad oes unrhyw wrthwynebiad mewn egwyddor i ddyluniad a deunyddiau'r rhan unllawr, sy'n cyd-fynd ar y cyfan â'r rhan deulawr, dylid ystyried cwtogi ar ei hyd, a fyddai'n arwain at ddyluniad llawer gwell yn gyffredinol.

Mi fydd creu mynedfa newydd o'r ffordd wledig, colli'r gwrych, a chreu thrac hir yn cael effaith negyddol ar y dirwedd, er bod y cynnig yn ceisio lleihau'r effaith drwy drawsleoli'r gwrych y tu ôl i'r lleiniau gwelededd, a chael y trac yn rhedeg ochr yn ochr â'r gwrych ffiniol presennol. Bwriedir gwneud gwaith tirlunio hefyd, a fydd yn helpu i liniaru effaith y datblygiad.

Yn gyffredinol, bernir bod y cynnig, a ystyrir fel llety gwyliau newydd sydd wedi'i adeiladu'n bwrpasol mewn ardal cefn gwlad agored, ynghyd â maint y trac mynediad, yn un a fydd yn cael effaith negyddol ar y dirwedd. Mae pryderon hefyd am yr effaith gronnol ar y dirwedd, os bydd cynigion o'r fath yn cael eu cymeradwyo'n rhy aml.

Amwynder Preswyl

Does dim eiddo cyfagos a fyddai'n cael ei effeithio gan y datblygiad arfaethedig.

Priffyrdd

Nid yw'r awdurdod priffyrdd lleol wedi mynegi unrhyw wrthwynebiad i'r cynnig, yn unol ag amodau yn ymwneud â'r fynedfa newydd a'r lleiniau gwelededd cysylltiedig, y parcio a'r dŵr wyneb.

Nid yw'r gwelededd i'r gorllewin o'r fynedfa ar dir sy'n berchen i'r ymgeisydd, ond cyflwynwyd llythyr gan y perchennog tir yn rhoi caniatâd i gynnal gwaith i greu'r lleiniau gwelededd.

Hawliau Tramwy Cyhoeddus

Mae Hawl Tramwy Cyhoeddus 52/2 yn mynd ar hyd y trac mynediad i Ty'n Bwlch ac yn pasio'n agos at y cynlluniau arfaethedig. Bydd angen sicrhau bod hwnnw ar agor ac ar gael bob amser.

Draenio Tir

Mae'r cais yn nodi y bydd dŵr ffo'n cael ei waredu drwy suddfannau dŵr a bydd gan y fynedfa a'r ardal barcio ar gyfer cerbydau arwynebau craidd caled neu athraidd. Y flaenoriaeth yw bod dŵr wyneb yn cael ei waredu drwy system ddraenio gynaliadwy. Mi fydd angen cymeradwyaeth SuDS ar gyfer y datblygiad gan SAB y Cyngor, felly gellir ymdrin yn ddigonol â dŵr wyneb drwy'r broses honno.

Mae'r cynnig yn cynnwys gosod cyfleuster trin carthion newydd i ddelio â dŵr budr ac nid yw Cyfoeth Naturiol Cymru wedi mynegi unrhyw wrthwynebiad i hyn. Mae'r safle wedi'i leoli y tu allan i dalgylch ACA afon Teifi.

Ecoleg

Mae'r cais yn cynnwys Adroddiad Arfarniad Ecolegol Rhagarweiniol, sy'n ystyried y bydd y trac mynediad yn cael ei adeiladu ar laswelltir sydd wedi'i wella, nad yw o unrhyw arwyddocâd ecolegol. Fodd bynnag, mae cwrs dŵr/ffos agored sy'n gollwng i'r Afon Wyre wedi'i leoli i'r gorllewin yn union o'r trac arfaethedig, felly mi fydd angen i'r gwaith ddilyn arfer gorau, a dylid rhoi parth clustogi ar waith i osgoi llygru unrhyw ddŵr wyneb gan waddodion neu lygryddion eraill. Yn nhermau'r adfail ei hun, mae'r Arfarniad yn nodi na chofnodwyd unrhyw rywogaethau a warchodir nac arwyddion o rywogaethau a warchodir, ac mae'n nodi nad oes fawr ddim potensial iddo gael ei ddefnyddio gan ystumod, ac nad yw o fawr o werth i adar sy'n nythu. Mae'r Arfarniad yn nodi y gallai'r gwrych ar hyd ymyl y ffordd ddarparu cynefin nythu ar gyfer adar sy'n magu, a gall madfall cyffredin fod yn bresennol yng nghlawdd y gwrych. Mae'r Arfarniad yn argymhell gwella bioamrywiaeth drwy osod clwydi ystumod, blychau adar, a defnyddio'r pridd o'r trac i greu clawdd newydd ar hyd ochr dwyreiniol y trac.

Nid yw'r Ecolegydd Cynllunio sy'n cynghori'r ACLI wedi mynegi unrhyw wrthwynebiad i'r cais, yn amodol ar gyflwyno cynllun tirlunio manwl ac amserlen ôl-ofal, gwella bioamrywiaeth ymhellach, datganiad dull ar gyfer trawsleoli'r gwrych, cynllun goleuadau, a Chynllun Rheoli Amgylcheddol wrth Adeiladu, y gellir eu sicrhau drwy amodau.

Ymddiriedolaeth Archaeolegol Dyfed

Mae'r Ymddiriedolaeth wedi dweud bod yr adeilad wedi'i gofnodi fel un sy'n ffurfio rhan o fferm ôl-ganoloesol sy'n ymddangos ar fap Degwm Plwyf Lledrod 1844. Nid yw o'r farn, ar hyn o bryd, y bydd y datblygiad arfaethedig yn cael effaith sylweddol ar unrhyw adnodd archaeolegol claddedig, ond os bydd deunydd archaeolegol yn dod i'r fei yn ystod y datblygu, gellir trefnu ymweliad i gael cyngor pellach. Mae'r Ymddiriedolaeth yn argymhell gosod amod yn gofyn bod arolwg ffotograffig yn cael ei gynnal, a'i gyflwyno i'r ACLI ei gymeradwyo.

Ymateb i'r trydydd parti

Mae'r sylw ynghylch sythu'r ffordd i greu'r lleiniau gwelededd wedi'i nodi. Fodd bynnag, nid fyddai'r ffordd ei hun yn cael ei sythu o angenrheidrwydd o ganlyniad i'r cynnig, ond yn hytrach byddai'r gwelededd yn cael ei wella. Hefyd, does dim troeon garw amlwg ar y rhan o'r ffordd lle bwriedir cael y fynedfa a'r lleiniau gwelededd, sy'n golygu bod cerbydau'n gorfod arafu'n sylweddol. Hefyd, nid yw'r awdurdod priffyrdd lleol wedi gwrthwynebu'r cynnig.

Nid yw'r cais a wnaed mewn perthynas â'r cyflenwad dŵr yn fater cynllunio, ond yn fater preifat sy'n dod dan ddeddfwriaeth ar wahân. Yn nhermau carthion ffo a halogi dŵr, byddai gofyn bod y cyfleuster trin carthion yn bodlon'r safonau angenrheidiol, ac mae yna hefyd ddeddfwriaeth ar wahân sy'n ymwneud â halogi dŵr.

Mae'r sylw a wnaed am y ffaith bod y cynnig yn llety gwyliau wedi'i nodi, ond does dim polisi penodol yn ymwneud â gormodedd o dai gwyliau, ac mae polisïau cynllunio'n cefnogi llety twristiaeth ar y cyfan.

Cynllun Dirprwy

Mae'r aelod lleol, y Cynghorydd Wyn Evans, wedi gofyn bod y cais yn cael ei benderfynu gan y Pwyllgor Cynllunio am y rhesymau canlynol:

- Mae'n ystyried bod y cais yn dod o dan faen prawf LU16
- Helpu i sicrhau dyfodol fferm deuluol o fewn amgylchedd amaethyddol sy'n newid o hyd
- Mae gan yr ymgeiswyr bedwar o blant, ac mae pob un ohonynt yn angerddol am y fferm deuluol. Maent am ei gweld yn datblygu i gyfeiriadau gwahanol i ddarparu ffrydiau incwm gwahanol ar gyfer y busnes yn y dyfodol
- Mae'r safle'n hen, hen fferm, gyda darpariaeth dda o ddŵr, mae'r talcen a'r simnai dal yno ac mae'r lle tân i'w weld o hyd, mae'r wal gefn dal ar ei thraed ac mae rhai o estyll y to'n dal i orffwys rhwng y talcen a'r wal gefn
- Mae'r hen drac i fyny at y daliad i'w weld o hyd a daethpwyd i gytundeb â chymydog am y fynedfa

ARGYMHELLIAD:

Mae'r ACLI yn argymhell bod y cais yn cael ei wrthod am nad oes digon o'r adeilad ar ôl i'w drawsnewid. Yn hytrach, mae'r cynnig yn gyfystyr â llety gwyliau newydd a adeiladwyd i'r diben hwnnw mewn ardal cefn gwlad agored, sy'n mynd yn groes i bolisïau S01, S04 ac LU17 y CDLI, a pholisïau a chanllawiau cynllunio cenedlaethol.

Rhif y Cais / Application Reference	A220774
Derbyniwyd / Received	13-10-2022
Y Bwriad / Proposal	Proposed reinstatement of dwelling to be used as a holiday unit to include installation of package treatment plant and new vehicular access.
Lleoliad Safle / Site Location	Ty'n Bwlch, Lledrod, SY23 4TD
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr and Mrs E & E James, Henbant, Lledrod, Aberystwyth, Ceredigion, SY23 4HZ
Asiant / Agent	Mrs Gwennan Jenkins (JMS Planning and Development), Hafan Y Coed, Maeshyfyrd, Lampeter, SA48 8AN

THE SITE AND RELEVANT PLANNING HISTORY

The application site refers to a redundant dwelling and associated outbuildings located within the open countryside, approximately 0.8 miles to the north-west of the village of Lledrod. All that remains of the dwelling and outbuildings are small sections of a stone wall, a chimney breast, and two windows and a door opening.

A previous application for the same development was withdrawn on 25-04-2022 (ref: A211057).

DETAILS OF DEVELOPMENT

The application seeks full planning permission for the reinstatement of the dwelling to provide a self-contained holiday unit. The proposal includes re-building the dwelling to two storey with a small extension to the rear, and an attached single storey section to the side, where the outbuildings once stood, with a rear extension. The two storey section measures approximately 9.2 metres along the front elevation, 8.2 metres along the side elevation, and 7 metres to ridge height. The single storey section to the side measures approximately 17 metres along the front elevation, 5.6 metres along the side elevation, and 4.6 metres to ridge height. The extension to the rear is approximately halfway along its length, and projects outwards by 2.6 metres and 5.2m metres across.

The building will have natural stone walls, natural slate roof, and anthracite grey upvc windows and doors.

In terms of the accommodation, it will provide 2 bedrooms, en-suite, bathroom, utility room, plant room, and large open plan kitchen, dining and living area on ground floor. The first floor will provide two bedrooms, 2 en-suite, with wardrobes and linen cupboards.

A new access will be created to the north of the site which will be 16.5 metres wide, with visibility splays measuring 59 metres each side. The hedgerow will be translocated to behind the visibility splays. A new access track, 3 metres wide, will be constructed using permeable materials, alongside the boundary hedge with one passing place approximately halfway to provide access to the building. Parking and turning area for 3 cars will be provided to the front of the building.

The existing gated access to the bridal footpath will be removed and reinstated as part of the newly formed access.

A new mixed species hedgerow will be planted to south-west boundary, new trees will be planted on the north-west embankment, and the embankment to the rear will be planted with a wildflower seed mix. A post and stockproof wire fence along with hedges will form the boundary to the site.

Foul drainage will connect into new 'klargester' package treatment plant or similar suitable for minimum 8 persons to discharge into soakaway minimum 6m from buildings.

Surface water will be disposed of via soakaways and the vehicle access and parking will be provided in either hardcore or permeable surfaces.

RELEVANT PLANNING POLICIES AND GUIDANCE

Relevant National Planning Policy

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

- TAN12 Design (2016)
- TAN13 Tourism (1997)
- TAN23 Economic Development (2014)

Relevant Local Planning Policy

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

- S01 Sustainable Growth
- S04 Development in Linked Settlements and Other Locations
- LU09 The Re-use of Former/Abandoned Dwellings
- LU16 Tourism Accommodation Types of Accommodation not covered by Policy LU14
- DM03 Sustainable Travel
- DM04 Sustainable Travel Infrastructure as a Material Consideration
- DM06 High Quality Design and Placemaking
- DM10 Design and Landscaping
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape
- DM18 Special Landscape Areas (SLAs)
- DM20 Protection of Trees| Hedgerows and Woodlands

Relevant adopted Supplementary Planning Guidances -

- Special Landscape Areas SPG April 2014
- CCC Parking Standards SPG 2015
- Built Environment and Design SPG 2015
- Nature Conservation SPG 2015

OTHER MATERIAL CONSIDERATIONS

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

- **Lledrod Community Council** - No response received
- **Highways** - Recommended conditions

- **Land Drainage** - Standard comments. SuDS approved required
- **Ecology** - Recommended conditions
- **Public Rights of Way** - Public Right of Way 52/2 runs along the access track to Ty'n Bwlch and runs in close proximity to the proposed plans. and will need to remain open and available at all times.
- **Dyfed Archaeological Trust** - Recommended condition
- **Dwr Cymru Welsh Water** - No comments to make as private system
- **Natural Resources Wales** - No comments to make

One representation has been received from adjacent third party, noting the following, in summary -

- the straightening of the road layout to achieve the visibility splays will allow drivers to go faster along that particular stretch of road
- Want a guarantee from the applicants in writing that their water supply will not be affected. Also want something in writing to ensure that no sewage runoff can contaminate their water supply.
- Really not happy that this is a holiday home build as feel strongly that there are more than enough holiday properties in the area already and any houses built should be for locals.

CONCLUSION

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

Principle of Development

The covering letter explains that Ty'n Bwlch once stood as a standalone farmhouse with attached outbuildings. The dwelling was bought by the applicant's grandfather in the early 1960s, and was empty, and surplus to the requirements of the farm, with the outbuildings used to house cows and sheep. The applicants live at the farm known as Henbant which is located to the east of Lledrod. The farm comprises 400 acres and includes 800 Welsh breeding sheep and 100 breeding cows. The applicants wish to diversify the farm to enable a second income to support the family, whilst also supporting the economy.

The application site lies within an open countryside location. LDP Policy LU16 refers to Tourism Accommodation, with criteria 3 supporting the conversion of existing buildings within locations outside of identified settlements (i.e. other locations/countryside), to other types of tourist accommodation provided that the buildings are structurally sound and will not require major external alterations. Only very small parts of the building remains, which includes small section of stone wall - with two openings for windows and a door and a chimney breast. The proposal therefore fails to meet with this policy as the building is not structurally sound and constitutes the erection of a new building, rather than the conversion of an existing building.

The 'covering letter' submitted as part of the application notes that consideration would also be given to its use as a dwelling under policy LU09 - re-use of former/abandoned dwellings. The proposal would fail to meet this policy because the original dwelling has fallen into such a state of disrepair and is not capable of renovation. The entails the construction of a whole new building, where the policy states that it should then be considered as new housing in the open countryside.

The proposal is considered to represent a new purpose built, self-contained holiday accommodation within an open countryside location, which conflicts with LDP policies S01 and S04, as well as national planning policy, as it would not represent sustainable development nor does it meet with the requirements of TAN 6. The site is located away from key services and facilities and therefore visitors would be solely reliant on the car to meet their needs. Whilst the application states that the proposal would diversify the applicant's farm and provide an income, the proposal is not for a rural enterprise dwelling, and policies do not support purpose built holiday accommodation as a form of diversification.

This decision is consistent with an appeal decision, received in June 2019 for the proposed conversion of outbuilding into 2 no holiday units at Ynys Greigiog, Eglwysfach, where the Inspector found that the building had fallen into a dilapidated state of repair, and would be tantamount to a new building which was contrary to local, as well as national planning policy. (appeal ref: APP/D6820/A/19/3225002; LPA ref:A180564). The outbuilding the subject of the appeal had more of its walls and roof retained than the building under this application.

Scale and Design

The proposed building is of a substantial scale, with the application stating that it follows the footprint of the former dwelling and outbuilding, but with minor extensions to the rear. There is no objection to the scale of the two storey part of the building, and whilst the single storey section may follow the footprint of the former outbuilding, objections are raised to the scale of this section in terms of its length - which measures 17 metres. This, when measured together with the two storey section, results in a building with a total length of just over 26 metres which is substantial and not supported.

There are no objections raised to the design of the two storey part of the building, which is of a traditional form, with natural stone walls and slate roof, small windows with vertical emphasis. This part of the building likely respects the general appearance of the previous dwelling. Whilst there is no objection in principle to the design and materials of the single storey section which is generally inkeeping with the two-storey section, its length should be considerably reduced, which would result in a much better design overall.

The creation of the new access with the country road, the subsequent loss of hedgerow and the creation of a long track will have a negative impact on the landscape, although the proposal does seek to minimise the impact through translocating the hedge to behind the visibility splays, and with the track running in line with the existing boundary hedge. Landscaping is also proposed which will help to mitigate the impact of the development.

Overall, the proposal, which is viewed as a new purpose built holiday accommodation in the open countryside, along with the extent of the access track, is considered to have a negative impact on the landscape. Concerns are also raised with the cumulative impact on the landscape, if such proposals are granted too often.

Residential Amenity

There are no neighbouring properties in close proximity that would be affected by the proposed development.

Highways

The local highway authority has raised no objections to the proposal subject to conditions, relating to the new access and associated visibility splays, parking and surface water.

The visibility to the west of the entrance does not fall on land under the ownership of the applicant, however a letter has been submitted from the landowner giving consent for works to be undertaken to achieve the visibility splays.

Public Rights of Way

Public Right of Way 52/2 runs along the access track in close proximity to the proposed plans. The Council's Public Rights of Way Officer had advised that the PROW needs to remain open and available at all times.

Land Drainage

The application states surface water will be disposed of via soakaways and that the vehicle access and parking will be provided in either hardcore or permeable surfaces. The priority is for surface water to be dealt with via sustainable drainage system. The development will require SuDS approval from the Council's SAB therefore surface water can be adequately dealt with through this process.

The proposal includes the installation of a new package treatment plant to deal with foul drainage and NRW has raised no objections to this. The site falls outside of the river Teifi SAC catchment area.

Ecology

The application is accompanied by a Preliminary Ecological Appraisal (PEA) Report which considers that the access track will be constructed on improved grassland of no ecological significance, however a watercourse/open ditch that discharges into the Afon Wyre is located immediately west of the proposed track, therefore works will need to follow best practice and a buffer zone implemented to avoid any potential surface water pollution from sediment or other pollutants. In terms of the ruin itself, the PEA notes that no protected species or signs of protected species were recorded, and is identified as providing very limited potential for use by bats and of little value to nesting birds species. The PEA identifies that the roadside hedgerow could provide nesting habitat for breeding birds and that common lizards may be present within the roadside hedge-bank. The PEA recommends biodiversity enhancement, to include bat roost features, bird boxes, and use of the soil from the track to create a new hedge bank along the eastern edge of the track.

The Planning Ecologist advising the LPA has raised no objections to the proposal, subject to the submission of a detailed landscaping scheme and aftercare schedule, additional biodiversity enhancement, a hedgerow translocation method statement, lighting scheme, and a Construction Environmental Management Plan which can be secured through conditions.

Dyfed Archaeological Trust (DAT)

DAT has advised that the building is recorded as forming part of a post-medieval farmstead which appears on the 1844 Parish Tithe map for Lledrod. They do not believe, at this time, that the proposed development will have a significant impact upon any buried archaeological resource, however, if during development, material of archaeological interest comes to light, then a visit can be arranged with further advice provided. DAT recommends a condition requiring a photographic survey to be carried out and submitted to the LPA for approval.

Response to third party

The comment regarding the straightening of the road to achieve the visibility splays is noted, however the road itself would not necessarily be straightened as a result of the proposal, but rather visibility would be improved, and also there are no obvious sharp bends on the section of the road where the entrance and visibility splays are proposed, that results in vehicles having to materially reduce their speed. The local highway authority has also not objected to the proposal.

The request made in relation to water supply is not a planning matter, but a private matter dealt with under separate legislation. In terms of sewage run off and contamination of water, the package treatment plant would be required to meet with necessary standards and there is also separate legislation relating to water contamination.

The comment made regarding the proposal being a holiday accommodation is noted, however there is no specific policy relating to the issue of too many holiday homes, and planning policy is generally supportive of tourism accommodation.

Scheme of Delegation

The local member Cllr Wyn Evans has requested that the application is determined by members of the Planning Committee for the following reasons:

- falls into criteria of LU16
- help secure future of family farm by providing different income streams
- site is a very old farmstead with good provision of water
- the gable end and chimney stack are still there to be seen and also the fire place is still visible, the back wall is still standing and some roof timbers are still resting between the gable end wall and the back wall.
- the old track up to the holding is still visible and an agreement has been made with a neighbour regarding the entrance.

RECOMMENDATION:

The LPA recommends that the application is refused as there is not enough of the building left to constitute conversion, instead the proposal represents a new purpose built holiday accommodation in the open countryside which is contrary to LDP policies S01, S04 and LU17, and national planning policy and guidances.

2.2. A230198



Rhif y Cais / Application Reference	A230198
Derbyniwyd / Received	15-03-2023
Y Bwriad / Proposal	Sied wartheg a storfa maethynnau
Lleoliad Safle / Site Location	Coybal, Cei Newydd. SA45 9TU
Math o Gais / Application Type	Cynllunio Llawn
Ymgeisydd / Applicant	Mr T Brunt, Coybal, Cei Newydd, Ceredigion, SA45 9TU
Asiant / Agent	Mr Wyn Harries (Harries Planning Design Management), Henllan, Eglwysrwrw, SA41 3UP

Y SAFLE A HANES PERTHNASOL

Safle'r cais dan sylw yw fferm Coybal sydd wedi'i lleoli ~1.5km i'r de-orllewin o Ganolfan Gwasanaethau Gwledig Cei Newydd, fel y'i diffinnir yn y CDLI. Mae'r fferm yn fenter laeth gyda buches o 160 o anifeiliaid, gyda 120 ohonynt yn fuchod godro, ar ddarn o dir oddeutu 283 acer (114.5ha) sydd dan berchnogaeth a thenantiaid. Mae'r fferm ei hun yn cynnwys nifer o dai allan carreg hanesyddol ynghyd ag adeiladau cyfoes mwy diweddar, ac mae'r ffermdy wedi'i leoli i'r de o adeiladau'r fferm.

Ceir mynediad i'r safle ar hyd ffordd ddi-ddosbarth yr U5129 ac mae'r fferm ar dir uchel yn edrych dros arfordir Bae Ceredigion. Mae'r safle'n agos felly – ond nid o fewn – Ardal Cadwraeth Arbennig (ACA) Bae Ceredigion, ACA Gorllewin Cymru Forol, Safle o Ddiddordeb Gwyddonol Arbennig (SODdGA) Aberarth i Garreg Wylan, ac Ardal Tirwedd Arbennig (ATA) Aberporth i Gei Newydd.

MANYLION Y DATBLYGIAD

Mae'r cais am ganiatâd cynllunio llawn i godi sied wartheg gyda chiwbiclau a storfa faethynnau islaw, a thŵr brawd cysylltiedig i'r de-orllewin o adeiladau fferm Coybal. Mae safle'r cais yn laswelltir wedi'i wella, gwrychoedd, prys a thrac ar hyn o bryd.

Bydd y sied gwartheg newydd yn cynnwys waliau gyda chladin proffil boc a tho sment ffeibr, gyda goleuadau yn y to a chrib gyda fentiau yn ymestyn ar draws 1160 metr sgwâr, yn mesur ~64m o hyd x ~21m o led, ~4.4m at y bondo a ~8.5m at y grib. Bydd yr adeilad yn cynnwys llwybr bwydo i'r dwyrain, dau beiriant godro robotig, a chiwbiclau i letya'r 120 o fuchod presennol. Bwriedir cael storfa faethynnau islaw'r ardal letya, gyda'r maethynnau'n mynd yn uniongyrchol o'r ardal letya drwy lawr estyllog.

Bydd y storfa faethynnau a'r sied wartheg sydd ar y safle ar hyn o bryd yn cael eu cadw i sicrhau bod y fferm yn cwrdd â'r gofynion storio 5 mis. Bydd y sied wartheg bresennol yn cael ei defnyddio i letya stoc ifanc a rhai ar gyfer y fuches.

Mae'r cais yn dweud y bydd y sied wartheg newydd yn gwella amodau lles y fuches odro a'r anifeiliaid ifanc, gan leihau lledaeniad clefydau, a bydd y peiriannau godro robotig newydd yn lleihau'r amser a dreulir ar waith llaw. Mae'n dweud hefyd y bydd yna leihad sylweddol o ran troi/corddi slyri, a fydd yn gostwng yr allyriadau amonia presennol a achosir drwy wagio'r storfa faethynnau bresennol yn gyson.

Nid yw'r cynnig yn cynyddu nifer y stoc ac felly ni fydd yn cynyddu lefelau'r maethynnau a gynhyrchir.

Am fod gan yr adeilad dros 1000 metr sgâr o arwynebedd llawr arfaethedig mae'n gyfystyr â Datblygiad Mawr. Cynhaliwyd Ymgynghoriad Cyn Ymgeisio (PAC) yn unol â gofynion Deddf Gwlad a Thref 1990 (diwygiedig) a chyflwynwyd yr Adroddiad PAC gofynnol gyda'r cais.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Mae'r polisiau cenedlaethol canlynol yn berthnasol wrth benderfynu'r cais hwn: / These national policies are applicable in the determination of this application:

- Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040
- Polisi Cynllunio Cymru (rhifyn 11, Chwefror 2021)
- TAN5 Cadwraeth Natur a Chynllunio (2009)

- TAN6 Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy (2010)
- TAN12 Dylunio (2016)

Mae'r polisiau 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:

- S01 Twf Cynaliadwy
- S04 Datblygu mewn Aneddiadau Cyswllt a Lleoliadau Eraill
- DM03 Teithio Cynaliadwy
- DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM10 Dylunio a Thirlunio
- DM12 Seilwaith Cyfleustodau
- DM13 Systemau Draenio Cynaliadwy
- DM14 Cadwraeth Natur a Chysylltedd Ecolegol
- DM15 Cadw Bioamrywiaeth Leol
- DM17 Y Dirwedd yn Gyffredinol
- DM20 Gwarchod Coed | Gwrychoedd a Choetiroedd
- DM22 Gwarchod a Gwella'r Amgylchedd yn Gyffredinol
- CCA Dylunio'r Amgylchedd Adeiledig 2015
- CCA Cadwraeth Natur 2015

YSTYRIAETHAU PERTHNASOL ERAILL

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

DEDDF CYDRADDOLDEB 2010

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

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

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

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

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

YMATEBION YMGYNGHORI

Cyngor Cymuned Llanllwchaearn: Dim gwrthwynebiad

Priffyrdd: Dim sylwadau

Draenio Tir: Dim gwrthwynebiad yn unol ag amodau. Angen cymeradwyaeth SuDS

Ecoleg: Dim gwrthwynebiad yn unol ag amodau

Cyfoeth Naturiol Cymru: Dim gwrthwynebiad. Rhoddwyd cyngor

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”.*

Egwyddor Datblygu

Mae'r cais ar gyfer datblygiad amaethyddol ar fenter fferm bresennol felly rhaid iddo gydymffurfio â TAN 6.

Mae TAN 6 yn cefnogi datblygiad amaethyddiaeth gynaliadwy sy'n cyfrannu at fywiogrwydd a ffyniant yr economi wledig, sy'n diogelu'r amgylchedd, yn gwella iechyd a lles anifeiliaid, ac sy'n gallu addasu i effeithiau'r newid yn yr hinsawdd.

Bernir bod lleoliad yr adeilad amaethyddol yn briodol ac mae yna berthynas swyddogaethol ac adnabyddadwy â seilwaith y fferm bresennol, i osgoi datblygiad gwasgareddig. Mae'r dyluniad a'r deunyddiau arfaethedig yn nodweddiadol o adeiladau o'r math hwn ac o ganlyniad byddant yn cael eu hystyried felly o fewn eu cyd-destun gwledig.

Mae'r defnydd arfaethedig a'r angen am yr adeilad yn cael ei amlinellu'n dda gan yr ymgeisydd ac mi fydd yn golygu bod y daliad yn bodloni gofynion Rheoliadau Adnoddau Dŵr (Rheoli Llygredd Amaethyddol) (Cymru) 2021 o fewn amserlen y cyfnod pontio.

Fel y cyfryw, bernir bod yr egwyddor datblygu'n cydymffurfio â S01, S04, a TAN 6.

Dyluniad ac Effaith Weledol

Mae polisi DM06 yn gofyn bod datblygiad yn rhoi sylw llawn, ac yn cyfrannu'n bositif at gyd-destun ei leoliad a'i amgylchedd. Mae'n hyrwyddo dylunio arloesol sy'n rhoi sylw ar yr un pryd i hynodrwydd lleol yn nhermau ffurf, dyluniad a deunyddiau, ac mae'n gofyn am gynhyrchu ffurf gydlynol o ran graddfa, uchder a maintioli'r ffurf adeiledig sydd yno'n barod. Yn ogystal, mae Polisi DM17 yn dweud na ddylai datblygiad gael effaith andwyol sylweddol ar ansawdd a chymeriad y dirwedd, p'un ai drwy amhariad gweledol, cael ei leoli'n annoeth, defnyddiau anghydaws, ddim yn gydnaws nac yn gwella'r dirwedd, neu'n colli nodweddion a phatrymau traddodiadol pwysig.

Fel y nodwyd uchod, mae lleoliad a dyluniad yr adeilad yn briodol i'w gyd-destun ac mi fydd hynny'n golygu bod yr adeilad yn llwyddo i gyd-fynd â seilwaith presennol y fferm. Ni chodir unrhyw bryder felly ar sail dyluniad a golwg yr adeilad, yn unol â DM06 a TM17.

Ecoleg

Cyflwynwyd Adroddiad Arfarniad Ecolegol, Cyfrifiadau Capasiti Storio ac Asesiad Amonia i gefnogi'r cais. Ar ôl i Cyfoeth Naturiol Cymru dderbyn yr wybodaeth ychwanegol angenrheidiol mewn perthynas â ffos ddraenio sydd eisoes ar y safle, nid ydynt wedi mynegi unrhyw wrthwynebiad i'r cais ac maent yn cytuno y bydd y datblygiad yn arwain at ostyngiad yn yr amonia a ryddheir o'r safle.

Cynhaliwyd Asesiad Rheoliadau Cynefinoedd dan Reoliad 63 o Reoliadau Cadwraeth Cynefinoedd a Rhywogaethau 2017 mewn perthynas â'r effeithiau posib ar safleoedd dynodedig cyfagos. Daeth yr Ecolegydd Sirol i'r casgliad na ragwelir unrhyw effaith sylweddol ar nodweddion dynodedig y safleoedd, ac mae'n nodi bod yna welliant o ran yr allyriadau amonia ar y safle. Bydd nodyn gwybodaeth yn cael ei gynnwys yn unol â'r argymhelliad ynghylch atal llygredd yn ystod y gwaith adeiladu.

Nododd yr Ecolegydd Sirol y bydd y datblygiad yn arwain at golli tua 20m o wrych gwael o ran rhywogaethau, glaswelltir wedi'i wella, a phrysg – sydd o fawr o werth ecolegol. Mae mesurau lliniaru a gwella addas wedi'u hamlinellu yn yr arfarniad a gyflwynwyd ac wedi'u nodi ar y cynllun a gyflwynwyd – bydd y rhain yn cael eu sicrhau drwy amod cynllunio sydd wedi'i eirio'n briodol.

Draenio Tir

Mae angen Cymeradwyaeth SuDS ar y datblygiad cyn dechrau ar unrhyw waith – bydd nodyn gwybodaeth yn cael ei gynnwys i'r perwyl hwn gyda'r Hysbysiad o Benderfyniad.

ARGYMHELLIAD

Cymeradwyo yn unol ag amodau.

Mae'r cais yn gyfystyr â Datblygiad Mawr ac felly mae gofyn ei gyfeirio at sylw'r Pwyllgor Rheoli Datblygu yn unol â Chynllun Dirprwyo'r Cyngor.

Pwyllgor / Committee

Rhif y Cais / Application Reference	A230198
Derbyniwyd / Received	15-03-2023
Y Bwriad / Proposal	Cattle housing with nutrient store
Lleoliad Safle / Site Location	Coybal, New Quay. SA45 9TU
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr T Brunt, Coybal, New Quay, Ceredigion, SA45 9TU
Asiant / Agent	Mr Wyn Harries (Harries Planning Design Management), Henllan, Eglwysrwr, SA41 3UP

THE SITE AND RELEVANT PLANNING HISTORY

The application site refers to Coybal Farm located ~1.5km south-west of the Rural Service Centre of New Quay, as defined by the LDP. The farm is an existing dairy enterprise comprising 160 animal herd with 120 milking on an owned and tenancy land block of approximately 283 acres (114.5ha). The farm complex comprises a number of historic stone outbuildings with later contemporary structures present, with the farmhouse located to the south of the farmstead.

The site is accessed via the unclassified U5129 Road and sits in an elevated, coastal location over Cardigan Bay. The site is therefore in close proximity to -- but not within -- the Cardigan Bay Special Area of Conservation (SAC), West Wales Marine SAC, Aberarth to Carreg Wylan Site of Special Scientific Interest (SSSI), and the Aberporth to New Quay Special Landscape Area (SLA).

DETAILS OF DEVELOPMENT

The application seeks full planning permission for the erection of cubicle cattle housing with nutrient store below and associated meal tower to the south-west of the farm complex at Coybal Farm. The application site at present largely comprises improved grassland, hedgerow, scrub and track.

The new cattle housing will comprise box-profile clad elevations and a fibre cement roof with rooflights and a vented ridge extending across 1160sq.m, measuring ~64m length by ~21m width, ~4.4m to its eaves and ~8.5m to its ridge. The housing will contain a feeding passage to the east, two robotic milking machines, and cubicle housing to accommodate the existing 120 cows. A nutrient store is proposed below the housing, with nutrients entering directly from the housing through a slatted floor.

The existing nutrient store and cattle housing on site will be retained to ensure the farm falls in line with the 5-month capacity requirements. The existing cattle housing will be used to house young-stock and followers.

The application states that the new cattle housing will improve welfare conditions for the milking herd and followers, reducing disease spread, and the new robotic milking machines will reduce the time spent carrying out manual labour. It is also stated that there will be a significant reduction in stirring/agitating of slurry, reducing current ammonia emissions caused by the constant emptying of the existing nutrient store.

The proposal does not increase livestock numbers and therefore does not increase nutrient output.

As the building exceeds 1000sq.m of proposed floorspace, the application constitutes Major Development. A Pre-Application Consultation (PAC) was carried out as required by the Town and Country Planning Act 1990 (as amended) and requisite PAC Report submitted to accompany the application.

RELEVANT PLANNING POLICIES AND GUIDANCE

Mae'r polisiâu cenedlaethol canlynol yn berthnasol wrth benderfynu'r cais hwn: / These national policies are applicable in the determination of this application:

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

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

- S01 Sustainable Growth
- S04 Development in Linked Settlements and Other Locations
- DM03 Sustainable Travel
- DM04 Sustainable Travel Infrastructure as a Material Consideration
- DM06 High Quality Design and Placemaking
- DM10 Design and Landscaping
- DM12 Utility Infrastructure
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape
- DM20 Protection of Trees| Hedgerows and Woodlands
- DM22 General Environmental Protection and Enhancement
- Built Environment and Design SPG 2015
- Nature Conservation SPG 2015

OTHER MATERIAL CONSIDERATIONS

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

Cyngor Cymuned Llanllwchaearn Community Council: No objection

Highways: No observations

Land Drainage: No objection STC. SuDS Approval required

Ecology: No objection STC

Natural Resources Wales: No objection. Advice provided

No third party representation was received.

CONCLUSION

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

Principle of Development

The application comprises agricultural development to an existing farm enterprise and therefore must accord with TAN 6.

TAN 6 supports the development of sustainable agriculture that contributes to the vitality and prosperity of the rural economy, safeguards the environment, improves animal health and welfare, and that is adaptive to the impacts of climate change.

The siting of the agricultural building is deemed to be appropriate and achieves a functional and identifiable relationship with the existing farm infrastructure to avoid sprawling development. The proposed design and materials are typical of buildings of this nature and therefore will be read as such within its rural context.

The proposed use and need for the building is well outlined by the application and will bring the holding in line with the requirements of the Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021 within the schedule of the transition period.

As such, the principle of development is seen in accordance with S01, S04, and TAN 6.

Design and Visual Impact

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.

As noted above, the siting and design of the building is appropriate in its context and will result in the building being successfully read in conjunction with the existing farm infrastructure. No concern is therefore raised on design and visual grounds, in accordance with DM06 and DM17.

Ecology

An Ecological Appraisal Report, Storage Capacity Calculations, and an Ammonia Assessment were submitted in support of the application. Following receipt of additional information requested by NRW with regard to an existing drainage ditch on site, they issued no objection to the application and agreed that the development will result in a reduction of ammonia release from the site.

A Habitats Regulations Assessment (HRA) was carried out under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 with regard to potential impacts on the nearby designated sites. The County Ecologist concluded that no significant effect on the designated features of the sites is predicted and notes a betterment by way of a reduction to the ammonia emissions on site. An informative shall be included in line with recommendation regarding pollution prevention during construction works.

The County Ecologist noted that the development will result in the loss of approximately 20 m of species poor hedgerow, improved grassland, and scrub -- deemed to be of negligible ecological value. Suitable mitigation and enhancement measures are outlined by the submitted appraisal and indicated on the submitted plan -- these shall be secured via suitably worded planning condition.

Land Drainage

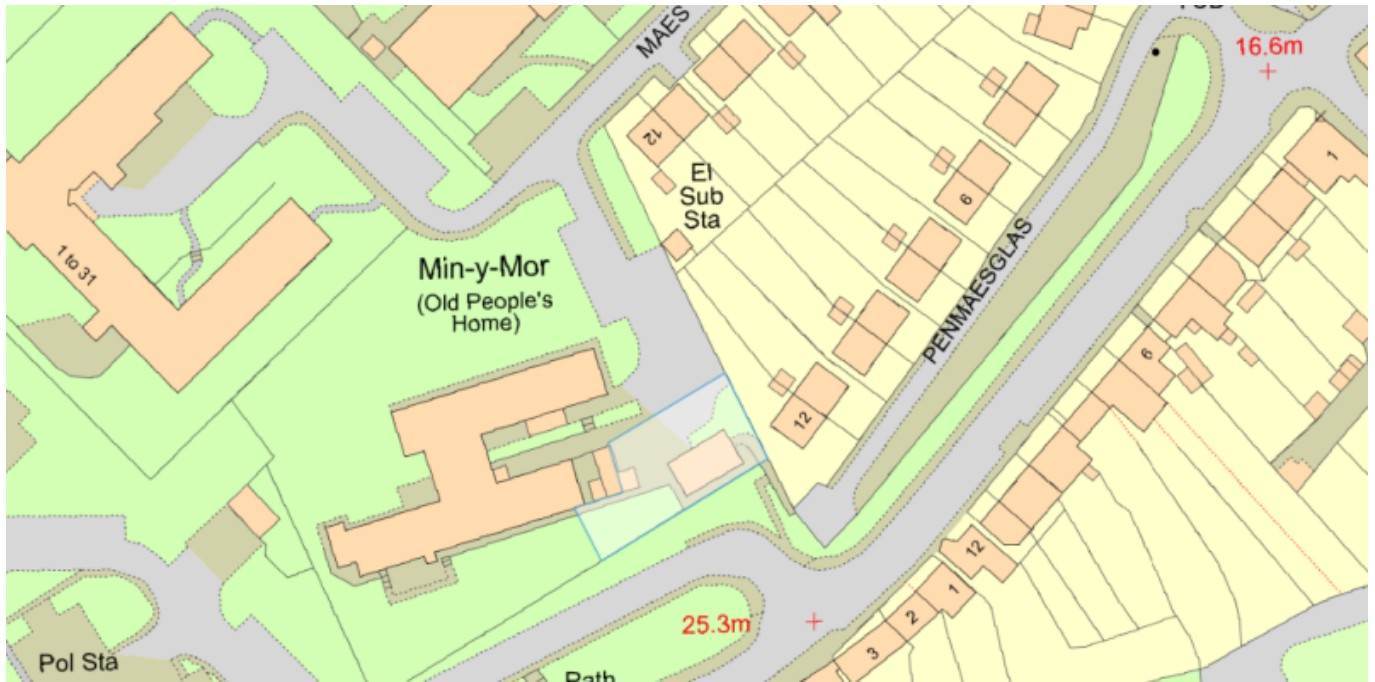
The development requires SuDS Approval prior to the commencement of works -- an informative shall be included to this effect upon the Decision Notice.

RECOMMENDATION:

Approve STC

The application constitutes Major Development and therefore requires referral to Development Management Committee in line with the Council's Scheme of Delegation.

2.3. A230369



Pwyllgor / Committee

Rhif y Cais / Application Reference	A230369
Derbyniwyd / Received	19-05-2023
Y Bwriad / Proposal	Porch extension and new boundary walls including new generator store along with a change of use from office use to C2 residential care home.
Lleoliad Safle / Site Location	Min y Mor Bungalow, Wellington Gardens, Aberaeron, SA46 0BQ
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr Dylan Evans (Ceredigion County Council), Canolfan Rheidol Rhodfa Padarn, Llanbadarn Fawr, Aberystwyth, Ceredigion, SY23 3UE
Asiant / Agent	Mr Mathew Tench (Mathew Tench Architects), Llety Bach, Pïsgah, Aberystwyth, Ceredigion, SY23 4EF

Y SAFLE A HANES PERTHNASOL

Mae'r cais yn ymwneud ag eiddo unllawr sy'n cael ei ddefnyddio ar hyn o bryd fel swyddfa sy'n berchen i Gyngor Sir Ceredigion ac sydd wedi'i leoli o fewn anheddiad Aberaeron.

Mae'r adeilad yn un unllawr cymharol fach.

Mae tai preswyl wedi'u lleoli yn union i'r dwyrain o Benmaesglas, gyda thair preswyl pellach i'r de, ar yr ochr arall i briffordd yr A487.

Mae cartref gofal preswyl Min-y-môr i'r gorllewin o safle'r cais.

MANYLION Y DATBLYGIAD

Mae'r cais sydd dan ystyriaeth yn gofyn am ganiatâd cynllunio llawn i newid defnydd yr eiddo, o ddefnydd swyddfa B1 i sefydliad preswyl C2.

Ystyrir bod defnyddiau C2 yn cynnwys y canlynol:

Defnyddio i ddarparu llety a gofal preswyl ar gyfer pobl sydd angen gofal (yn hytrach na defnydd dosbarth C3 (tai annedd)). Defnyddio fel ysbyty neu gartref nyrsio.

Defnyddio fel ysgol breswyl, coleg preswyl neu ganolfan hyfforddi preswyl.

Y tu mewn, byddai 2 ystafell wely'n cael eu darparu ar gyfer preswylwyr ac un ystafell wely arall ar gyfer staff y safle.

Mae'r gwaith allanol yn cynnwys codi estyniad ar flaen yr adeilad. Byddai'r estyniad yn ymwithio allan 2m o'r wal flaen bresennol ac mi fyddai'n 5m o led. Byddai'r estyniad yn gorwedd o dan do talcennog, wedi'i dorri mewn i oleddf to presennol yr annedd.

Byddai gorffeniad yr estyniad yn un o frics clai glas.

Bwriedir cael adeilad allanol fel rhan o'r datblygiad hefyd, gan ymgorffori dan o dir cyfagos i ffurfio ardal amwynder awyr agored o faint cymedrol.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

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

- DM01 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

- DM09 Dylunio a Symud
- DM10 Dylunio a Thirlunio
- DM11 Dylunio ar gyfer y Newid yn yr Hinsawdd
- DM12 Seilwaith Cyfleustodau
- DM13 Systemau Draenio Cynaliadwy
- DM14 Cadwraeth Natur a Chysylltedd Ecolegol
- DM15 Cadw Bioamrywiaeth Leol
- DM17 Y Dirwedd yn Gyffredinol
- LU04 Diwallu Amrywiaeth o Anghenion Tai
- S01 Twf Cynaliadwy
- S02 Datblygu mewn Canolfannau Gwasanaethau Trefol
- Taflen Gymorth CCA Y Gymuned a'r Iaith Gymraeg 2015
- CCA Safonau Parcio CSC 2015
- CCA Dylunio'r Amgylchedd Adeiledig 2015
- CCA Cadwraeth Natur 2015
- Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2014
- Polisi Cynllunio Cymru (rhifyn 11, Chwefror 2021)
- TAN12 Dylunio (2016)
- TAN18 Trafnidiaeth (2007)
- TAN20 Cynllunio a'r Iaith Gymraeg (2017)
- TAN5 Cadwraeth Natur a Chynllunio (2009)

YSTYRIAETHAU PERTHNASOL ERAILL

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

DEDDF CYDRADDOLDEB 2010

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

- dileu neu leihau'r anfanteision a 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

YMATEBION YMGYNGHORI / CONSULTATION RESPONSES

Cyngor Tref Aberaeron – Dim sylwadau

Priffyrdd – Dim gwrthwynebiad

Draenio Tir – Gwybodaeth gyffredinol

Ecoleg – Dim sylwadau

Cyfoeth Naturiol Cymru – Dim gwrthwynebiad

Asiantaeth Cefnffyrdd Llywodraeth Cymru – Dim gwrthwynebiad

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

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 o fewn ffiniau anheddiad Aberaeron a ddiffiniwyd fel Canolfan Gwasanaethau Trefol ac felly mae polisi S02 yn berthnasol wrth ystyried a yw'r datblygiad arfaethedig yn dderbyniol.

Mae Polisi S02 yn caniatáu datblygu o fewn Aberaeron os ydy'r cynigion yn cyfrannu at rôl is-ranbarthol gyffredinol y dref, fel y'i gosodir yn y Datganiad Grŵp Aneddiadau, a'u bod o fewn ffiniau'r anheddiad diffiniedig ac yn bodloni holl bolisiau eraill y CDLI.

Mae Polisi LU04 y CDLI yn nodi bod y CDLI yn darparu ar gyfer amrywiaeth eang o anghenion tai, yn seiliedig ar asesiad cyffredinol o'r anghenion hynny, drwy ganiatáu datblygiadau llety â chymorth dan ddsbarth defnydd cynllunio C2, fel arfer o fewn y Canolfannau Gwasanaethau Trefol a Gwledig. Mae'n nodi hefyd y dylai'r cyfleusterau, lle bo modd, gael eu hintegreiddio i'r cynlluniau tai newydd arfaethedig, neu wneud defnydd o adeiladau presennol drwy eu trawsnewid mewn ffordd briodol, a dylent gael eu lleoli gan roi ystyriaeth i'w hygyrchedd a pha mor agos ydynt at gyfleusterau. Mae'r cynnig yn cydymffurfio â pholisi LU04 am ei fod yn trawsnewid adeilad presennol, ei fod wedi'i leoli o fewn Canolfan Gwasanaethau Trefol, a'i fod yn agos at gyfleusterau presennol, megis ysgol gynradd, safle bws, a chanol y dref.

O ran colli'r swyddfa bresennol, dylid ystyried a yw'r cynllun yn dderbyniol yn erbyn polisiau cenedlaethol a lleol sy'n ymwneud â cholli darpariaeth fasnachol.

Nod Polisi LU13 yw sicrhau bod yna gydbwysedd priodol o gyfleoedd cyflogaeth ledled y Sir a bod defnyddiau'n cael eu lleoli'n briodol mewn perthynas â'r rhwydwaith ffyrdd a thrafnidiaeth, i gwrdd â gofynion teithio i'r gwaith a gofynion gweithredol, mewn modd cynaliadwy. Mi allai colli'r eiddo o'r dosbarth defnydd cyflogaeth, neu newid ei ddefnydd i ddefnyddiau amhriodol effeithio ar y cydbwysedd hwn. Ailadroddir testun polisi LU134 isod:

Yn y lle cyntaf dylai defnydd tir neu adeiladau cyflogaeth yn Nosbarthiadau defnydd B1, B2 neu B3 gael ei newid i ddefnyddiau B priodol eraill ac os oes angen caniatâd cynllunio fe'i caniateir dan yr amodau canlynol:

- 1. Nid yw'r cyfleuster cyflogaeth yn ei ddsbarth defnydd presennol yn ddichonadwy mwyach; neu*
- 2. Nid yw colli'r defnydd presennol yn gadael rhy ychydig o ddarpariaeth i'r defnydd hwnnw yn yr Ardal Teithio i'r Gwaith; neu*
- 3. Nid oes safleoedd addas amgen yn bodoli ac y byddai'r defnydd newydd yn arwain at welliant sylweddol i'r amgylchedd sy'n gorbwyso'r colli tir cyflogaeth; neu*
- 4. Ar safleoedd sydd wedi'u neilltuo, nid yw newid defnydd uned benodol yn effeithio ar allu'r safle yn ei gyfanrwydd i gyflawni'i swyddogaeth yn diwallu anghenion economaidd yr ardal, fel y'u diffiniwyd yn yr asesiad diweddaraf o'r anghenion economaidd..*

Mewn perthynas â maen prawf 1 LU13, cydnabyddir bod cyflogwyr yn chwilio mwy a mwy am swyddfeydd a adeiladwyd i'r diben yn hytrach na rhai sydd wedi'u trawsnewid, na all ymdopi â thechnolegau modern ac anghenion busnes y dyfodol.

Mae hyn, yn ogystal â mabwysiadu arferion gwaith hyblyg, wedi lleihau'r angen am gyfleusterau swyddfa.

Fel y cyfryw, ystyrir nad yw'r dosbarth defnydd cyflogaeth yn un ymarferol bellach yn y lleoliad hwn. Darperir cyfleusterau swyddfa digonol mewn mannau eraill yn Aberaeron.

Fel y cyfryw, ystyrir y byddai'r cynnig yn cydymffurfio â Pholisi Cynllunio Cymru, Cymru'r Dyfodol, Polisiau S01, S02, LU04 ac LU13 y CDLI ac mae'r egwyddor datblygu yn un derbyniol.

Y Gymraeg

Mae Polisi DM01, sy'n rheoli effeithau datblygu ar gymunedau a'r iaith Gymraeg yn gofyn bod Asesiad o'r Effaith Ieithyddol a Chymunedol yn cael ei ddarparu mewn perthynas â datblygiadau tai o fewn canolfannau gwasanaethau lle byddai graddfa'r datblygiad yn gyflymach na'r hyn a osodir yn y Datganiad Grŵp Aneddiadau.

O ystyried natur benodol y cais sydd dan ystyriaeth yma, bernir y gellid cyflawni'r datblygiad heb gael effaith negyddol ar broffil Cymunedol ac Ieithyddol Aberaeron.

Amwynder Gweledol

DM06 yw polisi creu lle y CDLI ac mae'n dweud y dylai datblygiad roi sylw llawn i gyd-destun ei leoliad a'i amgylchedd a chyfrannu'n gadarnhaol iddynt. Dylai datblygiad adlewyrchu dealltwriaeth glir o egwyddorion dylunio a'r cyd-destun ffisegol, cymdeithasol, economaidd ac amgylcheddol lleol, a dylai hyrwyddo dylunio arloesol a rhoi sylw ar yr un pryd i hynodrwydd lleol a'r dreftadaeth ddiwylliannol o safbwynt ffurf, dyluniad a defnyddiau. Dylai cynigion datblygu hefyd ategu'r safle a'i amgylchedd o safbwynt y cyd-destun, a pharchu'r golygfeydd i mewn i'r safle ac allan ohono, a chynhyrchu ffurf gydlynol o ran graddfa, uchder a maintoli'r ffurf adeiledig sydd yno'n barod.

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

Mae'r CCA yn darparu arweiniad ar yr elfennau perthnasol sydd angen eu hystyried wrth ddylunio cynnig sy'n ymateb i gymeriad lleol Ceredigion, gyda phobl a chysylltedd ... dwy o'r pedair prif elfen i'w hystyried.??

Mae'r gwaith allanol yn cynnwys codi estyniad portsh ar flaen yr adeilad. Er bod yr estyniad arfaethedig yn fwy na'r hyn a fyddai fel arfer yn cael ei ystyried yn angenrheidiol ar gyfer portsh, mae'r estyniad arfaethedig yn cyd-fynd yn dda â ffurf bresennol yr annedd, gan ychwanegu nodwedd ddiddorol ar ffurf estyniad talcennog gydag arwyneb o frics clai glas.

Ar y cyfan, ystyrir bod y datblygiad arfaethedig yn gwella golwg yr eiddo, gan barchu'r ffurf adeiledig presennol a phatrwm cynllun y gymdogaeth ar yr un pryd.

Amwynder Preswyl

Mae yna dai cyfagos yn union i'r dwyrain oddi ar Benmaesglas, ac i'r de, ond mae'r rhain ar ochr arall y briffordd. Bydd yr eiddo'n darparu llety ar gyfer hyd at 2 breswlydd ac 1 aelod staff ac mi fyddai'n berchen i, ac yn cael ei redeg gan Gyngor Sir Ceredigion, ac wedi'i gofrestru gydag Arolygiaeth Gofal Cymru. Mi fyddai'n cael ei staffio 24 awr y dydd. O ystyried maint a natur y defnydd a fwriedir, bernir na fydd y datblygiad arfaethedig yn cael unrhyw effaith andwyol ar amwynder eiddo cyfagos.

Ystyrir bod y defnydd yn gymesur â chartref gofal preswyl Min-y-môr sydd yn union i'r gorllewin o safle'r cais.

Priffyrdd

Byddai cerbydau'n cael mynediad i'r safle ar hyd Maes Yr Heli, a byddai 3 man parcio'n cael eu darparu ar y safle. Byddai'r datblygiad arfaethedig hefyd yn darparu ar gyfer troi cerbydau ar y safle er mwyn cyrraedd a gadael yn y gêr blaen. Ystyrir felly bod y cynnig yn cydymffurfio â'r safonau parcio mabwysiedig fel y'u gosodir yn y CCA.

Ymgynghorwyd â'r Awdurdod Priffyrdd Lleol am y cais ac nid oes ganddynt unrhyw sylwadau. Ar y cyfan, ystyrir na fydd y datblygiad arfaethedig yn cael effaith andwyol annerbyniol ar ddiogelwch a llif traffig y briffordd, ac mae gan y rhwydwaith priffyrdd presennol gapasiti digonol i ymdopi â'r traffig a grëir o ganlyniad i'r datblygiad hwn.

Ecoleg

Nod Polisiau DM14 a DM15 y Cynllun Datblygu Lleol yw cynnal a gwella bioamrywiaeth a diogelu safleoedd gwarchoddedig pwysig. Ni fydd safleoedd, cynefinoedd neu rywogaethau a warchodir, yn uniongyrchol neu'n uniongyrchol, neu gyfuniad o'r ddau, yn cael caniatâd oni bai bod modd dangos bod y cynnig yn cyfrannu at ddiogelu, gwella neu reoli'r safle, cynefin neu rywogaeth, neu o dan amgylchiadau penodol eraill a osodir yn y polisi. Mae CCA y Cyngor ar fiamrywiaeth yn darparu arweiniad ar asesu effaith y datblygiad ar safleoedd dynodedig neu rywogaethau gwarchoddedig.

Nid oes gan Ecolegydd Cynllunio CSC unrhyw sylwadau i'w gwneud mewn perthynas â'r datblygiad arfaethedig. Fodd bynnag, oherwydd maint cymharol fach a natur y datblygiad arfaethedig, bernir bod modd rhoi'r cynnig datblygu ar waith heb beri unrhyw niwed i safleoedd a rhywogaethau a warchodir.

Bwriedir gosod blychau ar gyfer ystlumod ac adar i wella bioamrywiaeth.

Perygl Llifogydd

Ystyrir bod y safle o fewn parth llifogydd A fel y dangosir ar Fap Cyngor Datblygu Cyfoeth Naturiol Cymru, a pharth llifogydd

1, fel y dangosir ar y map Llifogydd ar gyfer cynllunio, sef yr wybodaeth ddiweddaraf ac orau sydd ar gael mewn perthynas â llifogydd. Fel y cyfryw, ni ystyrir bod y datblygiad arfaethedig mewn perygl o lifogydd.

O ystyried maint cymharol fach a natur y datblygiad arfaethedig, ni ystyrir y bydd yn achosi i ddŵr wyneb beri llifogydd mewn man arall.

ARGYMHELLIAD

Cymeradwyo yn unol ag amodau.

Rhesymau dros Gyfeirio

Gwneir y cais ar ran Cyngor Sir Ceredigion ac felly mae wedi'i gyfeirio at sylw'r pwyllgor rheoli datblygu i'w ystyried yn unol â'r cynllun dirprwyo ysgrifenedig.

Rhif y Cais / Application Reference	A230369
Derbyniwyd / Received	19-05-2023
Y Bwriad / Proposal	Porch extension and new boundary walls including new generator store along with a change of use from office use to C2 residential care home.
Lleoliad Safle / Site Location	Min y Mor Bungalow, Wellington Gardens, Aberaeron, SA46 0BQ
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr Dylan Evans (Ceredigion County Council), Canolfan Rheidol Rhodfa Padarn, Llanbadarn Fawr, Aberystwyth, Ceredigion, SY23 3UE
Asiant / Agent	Mr Mathew Tench (Mathew Tench Architects), Llety Bach, Pïsgah, Aberystwyth, Ceredigion, SY23 4EF

THE SITE AND RELEVANT PLANNING HISTORY

The application relates to a single storey property currently in use as office accommodation owned by Ceredigion County Council and located within the settlement of Aberaeron.

The building is modest in scale is single storey in height.

There are residential properties located to the immediate east of Penmaesglas, with further residential properties to the south, on the opposite side of the A487 trunk road.]

The residential care home of Min-y-mor is to the west of the application site.

DETAILS OF DEVELOPMENT

The application under consideration here seeks full planning permission for the change of use of the property from B1 office use to a C2 residential institution.

C2 uses are considered to include the following:

Use for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)).

Use as a hospital or nursing home.

Use as a boarding school, residential college or residential training centre.

Internally 2 bedrooms would be provided for residents and a further bedroom provided for onsite staff.

External works include the erection of an extension to the principal elevation. The extension would protrude 2m from the existing elevation and would be 5m wide. The extension would sit beneath a gabled roof, cut into the existing roof slope of the dwelling.

The extension would be finished in blue clay brick.

An outbuilding is also proposed as part of the development and an area of adjoining land incorporated to form a modest outdoor amenity space.

RELEVANT PLANNING POLICIES AND GUIDANCE

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

- 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
- DM09 Design and Movement

- DM10 Design and Landscaping
- DM11 Designing for Climate Change
- DM12 Utility Infrastructure
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape
- LU04 Meeting a Range of Housing Needs
- S01 Sustainable Growth
- S02 Development in Urban Service Centres (USCs)
- Community and the Welsh Language SPG Help Sheet 2015
- CCC Parking Standards SPG 2015
- Built Environment and Design SPG 2015
- Nature Conservation SPG 2015
- Future Wales: The National Plan 2040
- Planning Policy Wales (edition 11, February 2021)
- TAN12 Design (2016)
- TAN18 Transport (2007)
- TAN20 Planning and the Welsh Language (2017)
- TAN5 Nature Conservation and Planning (2009)

OTHER MATERIAL CONSIDERATIONS

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

meet their own needs.

CONSULTATION RESPONSES

Cyngor Tref Aberaeron Town Council – Did not comment

Highways – No Objection

Land Drainage – General informative

Ecology – Did not comment

Natural Resources Wales – No Objection

Welsh Government Trunk Road Agency – no Objection

No third-party representations have been received in respect of the proposed development.

CONCLUSION

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

Principle of Development

The application site is located within the settlement Boundary of Aberaeron and identified Urban Service centre, as such policy S02 is of relevance in considering the acceptability of the proposed development.

Policy S02 allows for development within Aberaeron where proposals contribute to the overall sub-regional role of the town as set out in the Settlement Group Statement and is within the defined settlement boundary and satisfies all other Plan policies.

LDP Policy LU04 states that the LDP provides for a range of housing needs based on an overall assessment of those needs by permitted the development of supported accommodation under planning use class C2, generally within the Urban and Rural Service Centres. It goes on to state that where possible facilities should be integrated into proposed new housing schemes or make use of existing buildings through appropriate conversion and should be located with accessibility and proximity to facilities in mind. The proposal complies with policy LU04 being the conversion of an existing building, located within a Urban Service Centre and close to existing facilities such as primary school, bus stop, and town centre.

In regard to the loss of the existing office the acceptability of the scheme is to be considered against national and local planning policies relating to loss of commercial provision.

Policy LU13 seeks to ensure that there is an appropriate balance of employment opportunities throughout the County and that uses are appropriately located in relation to the road and transport network, to meet both travel to work and operational needs sustainably. The loss of premises from employment use or the change of use to inappropriate uses could affect this balance. The policy text of LU13 is repeated below:

Change of use of employment land or buildings within Use Classes B1, B2 or B8 should in the first instance be to other appropriate B uses and, where planning permission is required, will be permitted provided that:

- 1. The employment facility in its present use class is no longer viable; or*
- 2. The loss of the existing use does not leave an under provision of that use within the Travel to Work Area; or*
- 3. No other alternative suitable sites exist, and the new use would result in a significant improvement to the environment which outweighs the loss of employment land; or*
- 4. On allocated sites that the change of use of a specific unit does not affect the overall integrity of the site to perform its function in meeting the economic needs of the area as defined in the most recent economic needs assessment.*

In regard to criterion 1 of LU13, It is recognized that employers are increasingly looking for purpose-built office accommodation rather than conversions which are unable to accommodate modern technologies and business needs moving forward.

This along with the adoption of flexible working practices has reduced the need for office accommodation.

As such it is considered that the employment use class is no longer viable in this location. Sufficient office space is provided for elsewhere in Aberaeron.

As such, it is considered that the proposals would comply with PPW, Future Wales, Policies S01, S02, LU04 and LU13 of the LDP and the principle of development is accepted.

Welsh Language

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

Given the specific nature of the application under consideration here it is considered that the development can be delivered without the negatively impacting the Community and Linguistic profile of Aberaeron.

Visual Amenity

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

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

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

External works include the erection of a porch extension to the principal elevation. While the proposed extension is larger than what would normally be considered necessary for a porch, the proposed extension relates well and to the existing form of the dwelling, adding interest in the form of a gabled protrusion and blue clay face brick.

Overall, it is considered that the proposed development enhances the appearance of the property while respecting the existing built form and layout pattern of the locality.

Residential Amenity

There are neighbouring properties to the immediate east off Penmaesglas, and to the south, however these are on the other side of the trunk road. The property will provide accommodation for up to 2 residence and 1 member of staff and would be owned and operated by Ceredigion County Council and registered with Care Inspectorate Wales (CIW). It would be staffed 24 hours a day. Given the specific scale and nature of the intended use, the proposed development is not considered to have any adverse impact on the amenity of neighbouring properties.

The use is considered to be commensurate with the Min-y-mor residential care home to the immediate west of the application site.

Highways

Vehicular access to the proposed development would be via Maes Yr Heli with 3 parking spaces provided on site. The proposed development would also make provision for the turning of vehicles on site as to enter and exist the site in the forward gear. The proposal is therefor considered to accord with the adopted parking standards as set out in the SPG.

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

Ecology

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

The CCC Planning Ecologist offers no comment in respect of the proposed development. However, owing to the limited scale and nature of the proposed development it is considered that the development proposal can be implemented without giving rise to any harm in respect of protected sites and species.

Bat and bird boxes are proposed by way of biodiversity enhancements.

Flood Risk

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

Given the limited scale and nature of the proposed development, it is not considered to give rise to surface water flooding elsewhere.

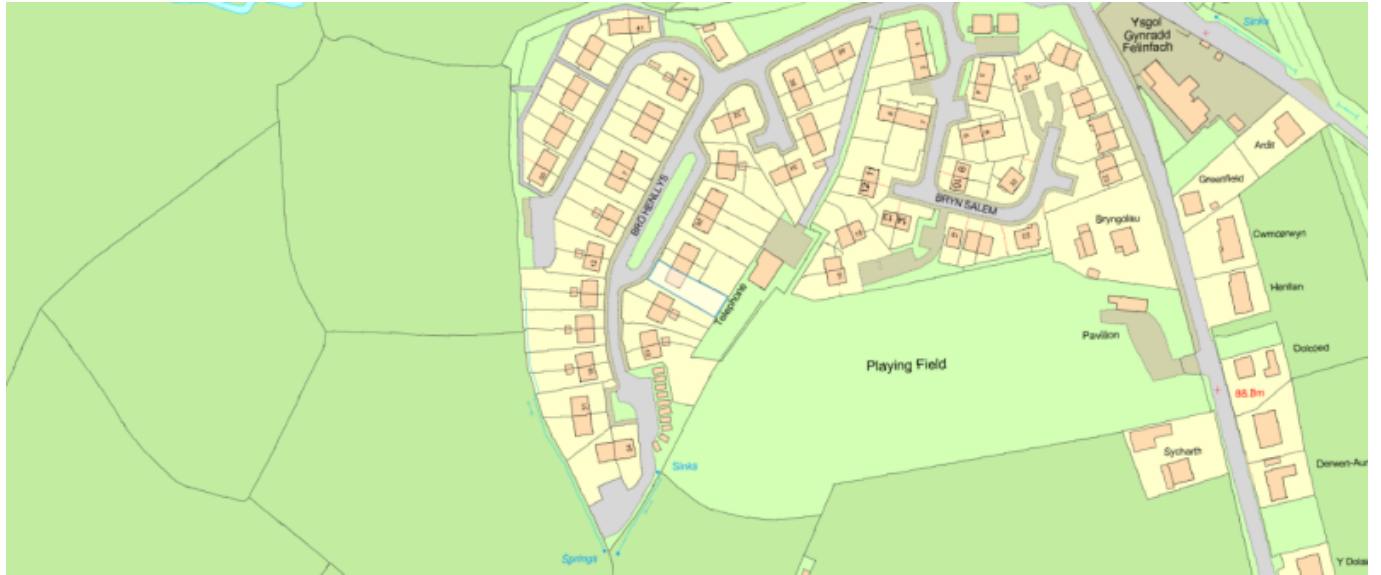
RECOMMENDATION:

Approve STC

Reasons For Referral

The application is made on behalf of Ceredigion County Council, and has therefore been referred to the development management committee for consideration in accordance with the written scheme of delegation.

2.4. A230399



Rhif y Cais / Application Reference	A230399
Derbyniwyd / Received	05-06-2023
Y Bwriad / Proposal	Estyniad llawr cyntaf
Lleoliad Safle / Site Location	23 Bro Henllys, Felinfach, Llanbedr P.S., Ceredigion, SA48 8AD
Math o Gais / Application Type	Cais Cynllunio gan Ddeiliad Tŷ
Ymgeisydd / Applicant	Mr Richard Jones, 23 Bro Henllys, Felinfach, Llanbedr P.S., Ceredigion, SA48 8AD
Asiant / Agent	Daryl Thomas (Cartref Designs Ltd), Cartref, Llanybydder, SA40 9RB

Y SAFLE A HANES PERTHNASOL

Mae'r cais yn ymwneud â thŷ pâr deulawr ar ystad Bro Henllys, Felinfach. Mae'r annedd wedi'i lleoli ynghanol ystad o dai cymharol fach, wedi'u hamgylchynu ag eiddo o'r un faint a dyluniad.

Mae'r safle wedi'i leoli o fewn Ardal Tirwedd Arbennig Dyffryn Aeron.

A160577 – Estyniad i annedd a chodi garej – Cymeradwywyd yn unol ag amodau (13-10-2016)

A220735 – Estyniad Llawr 1af Arfaethedig - Gwrthodwyd (06-02-2023)

MANYLION Y DATBLYGIAD

Mae'r cais am ganiatâd cynllunio ar gyfer deiliad tŷ i godi estyniad llawr cyntaf ar ben portsh a gymeradwywyd eisoes ar flaen y tŷ, i ddarparu lle ar gyfer prif ystafell ymolchi'r annedd. Mi fyddai hyn yn caniatáu cynyddu rywfaint ar faint yr ystafelloedd gwely ac ychwanegu ystafell gawod en suite at y brif ystafell wely. Mae'n bwysig nodi nad yw'r gwaith o adeiladu'r portsh wedi'i gwblhau.

Bydd yr estyniad arfaethedig yn mesur ~ 3.1m x ~3.26m gyda chynnydd o ~2.7m yn uchder y bondo a'r grib, y naill a'r llall o uchder y portsh, sydd wedi'i gymeradwyo a'i adeiladu'n rhannol.

Yn gyfan gwbl byddai'r estyniad arfaethedig yn mesur 6.4m o uchder.

Mae'r datblygiad arfaethedig yn ail-gyflwyno cynllun a wrthodwyd yn flaenorol (cais cynllunio A220735). Wrth ystyried y cais hwnnw, cafwyd trafodaeth gyda'r asiant am y posibilrwydd o gyflwyno cynllun diwygiedig, i'r ochr neu tu cefn i'r eiddo. Fodd bynnag, ni symudwyd ymlaen gyda'r argymhellion hyn. Mae'r datblygiad arfaethedig felly yn union yr un fath â'r cynllun a wrthodwyd yn flaenorol.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

Mae'r polisiau 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:

- S01 Twf Cynaliadwy
- S03 Datblygu mewn Canolfannau Gwasanaethau Gwledig
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM17 Y Dirwedd yn Gyffredinol
- DM18 Ardaloedd Tirwedd Arbennig
- CCA Dylunio'r Amgylchedd Adeiledig 2015

YSTYRIAETHAU PERTHNASOL ERAILL

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

DEDDF CYDRADDOLDEB 2010

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

- dileu neu leihau'r anfanteision a 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 i'w cael eu bodloni heb amharu ar allu cenedlaethau'r dyfodol i gwrdd â'u hanghenion eu hunain.

YMATEBION YMGYNGHORI

Cyngor Cymuned Llanfihangel Ystrad - Dim ymateb

Prifffyrdd – Dim Gwrthwynebiad yn unol ag amodau

Draenio Tir – Dim Gwrthwynebiad

Ecoleg – Dim Gwrthwynebiad yn unol ag amodau

Cyfoeth Naturiol Cymru – Dim sylwadau

Ymatebion gan Drydydd Parti

Cafwyd un llythyr o wrthwynebiad gan eiddo cyfagos

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

Dyluniad ac Effaith Weledol

Mae Polisi DM06 y CDLI yn gofyn bod dyluniad datblygiad o safon uchel a'i fod yn cyfrannu'n bositif at gyd-destun ei leoliad ac yn bodloni rhestr o feini prawf. Mae DM17 y CDLI yn gofyn nad yw datblygiad newydd yn cael effaith andwyol sylweddol ar nodweddion a chymeriad arbennig y dirwedd weledol, ac mae'n darparu rhestr o feini prawf i asesu effaith y datblygiad ar y dirwedd. Ystyrir bod y cynnig yn mynd yn groes i nifer o feini prawf DM06, sef yn benodol meini prawf 1 a 2 am nad yw'n ystyried y dyluniad lleol cynnil ond nodedig. Dylai datblygiad bob amser fod yn ategiad i'w leoliad a'i gyd-destun yn nhermau cynllun, maint, ac uchder. Mae'r eiddo o amgylch 23 Bro Henllys bron yr un fath yn union o ran dyluniad a maint. Ni fyddai'r estyniad arfaethedig yn ategu at y lleoliad a byddai'n cael effaith andwyol ar batrwm cynllun yr ystad dai.

Bernir bod y cynnig yn mynd yn groes i DM06 yn bennaf am ei fod yn amhariad gweledol sylweddol. Nid yw'r datblygiad yn adlewyrchu'r ffurf adeiledig o'i amgylch, yn nhermau ei ddyluniad, maint a golwg, ac mi fydd felly'n cael ei weld fel ffurf datblygu anghydweledol a digysylltiad, a ystyrir, o ganlyniad, yn un sy'n amharu'n sylweddol, ac yn andwyo cymeriad gweledol yr ardal. Byddai ychwanegu'r estyniad llawr cyntaf yn amharu ar, ac yn newid cymeriad yr ystad dai.

Mae Canllawiau Cynllunio Atodol (CCA) Dylunio'r Amgylchedd Adeiledig yn dweud y dylai'r 'dyluniad bob amser fod yn ategiad i'r adeilad presennol' wrth ystyried addasu adeiladau presennol, a bod gan gynllunio rôl bwysig i'w chwarae o ran diogelu nodweddion presennol adeiladau a strydoedd. Er mwyn cyflawni hyn, mae nifer o ffactorau i'w hystyried, megis cymesuredd ffenestri a dyluniad agoriadau.

Mae hwn yn ddyluniad ansensitif sy'n edrych yn anghymesur ac sy'n amharu ar natur ddi-dor golygfa'r stryd. Nid yw'r estyniad llawr cyntaf arfaethedig yn ategiad i'r adeilad presennol ac felly bernir ei fod yn annerbyniol.

Amwynder Preswyl

Nod Maen Prawf 7 Polisi DM06 yw diogelu amwynder deiliaid eiddo cyfagos rhag niwed sylweddol mewn perthynas â phreifatrwydd, sŵn a golygfa. Mae yna eiddo preswyl yn ffinio â'r safle.

Derbyniwyd un llythyr o wrthwynebiad gan eiddo cyfagos yn codi pryderon bod y datblygiad 'yn gwbl anghydawns â gweddill y tai ar yr ystad', y byddai'n amhariad gweledol sylweddol ac yn difrïo dyluniad hynod yr ystad. Mynegwyd pryder hefyd am y rheol 45 gradd, a'r modd y byddai'r strwythur arfaethedig yn blocio'r golau i gegin ac ystafell wely'r eiddo drws nesaf.

Er bod y datblygiad yn methu o drwch blewyn â bodloni'r rheol 45 gradd fel y'i gosodir yn y CCA Dylunio'r Amgylchedd Adeiledig, mae'r CCA hefyd yn nodi y bydd pob achos yn cael ei asesu yn ôl ei rinweddau ei hun, a gall fod yna achosion lle mae datblygiad sy'n torri'r rheol 45 gradd yn dderbyniol. Mae hyn yn fwyaf tebygol o ddigwydd gyda thai pâ'r neu dai teras. Mae'r estyniad arfaethedig wedi'i leoli ar yr ochr sydd gyferbyn â'r eiddo cyfagos, a bernir na fyddai'r effaith yn ddigon mawr i warantu gwrthod ar sail yr effaith ar amwynder preswyl.

Ymgynghoreion

Draenio Tir

Ymgynghorwyd â thîm Draenio Tir yr ACLI ac nid oedd ganddynt unrhyw sylwadau am na ddisgwylir i'r datblygiad achosi llifogydd o fewn y dalgylch.

Priffyrdd

Ymgynghorwyd ag Awdurdod Priffyrdd yr ACLI ac argymhellwyd bod dau amod yn cael eu gosod ar unrhyw ganiatâd, i sicrhau diogelwch ar y priffyrdd. Roedd y rhain yn ymwneud â'r gofyniad bod dŵr wyneb ffo'n cael ei ddal a'i waredu ar y safle, fel nad yw'n llifo i'r briffordd gyfagos.

Ecoleg

Ymgynghorwyd ag Ecolegydd yr ACLI ac argymhellwyd bod dau amod yn cael eu gosod ar unrhyw ganiatâd i wella bioamrywiaeth ac i osgoi effeithiau andwyol ar rywogaethau a warchodir gan Ewrop (ystlumod).

ARGYMHELLIAD

Nid yw'r datblygiad arfaethedig, o ran ei ddyluniad, maint a golwg yn rhoi sylw priodol i nodweddion lled-unigryw yr ardal; mae'n amharu ar lif di-dor golygfa'r stryd, ac mae felly'n amhariad gweledol sylweddol sy'n andwyo cymeriad tirwedd yr ardal, yn groes i bolisiau DM06 a DM17 y CDLI.

Gwrthod

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

Mae'r Cynghorydd Ceris Jones wedi gofyn bod y cais yn cael ei ystyried gan y Pwyllgor Rheoli Datblygu am y rhesymau canlynol:

"Mae'r tŷ hwn wedi'i leoli ar stad gymedrol ac mae'r ymgeisydd yn dymuno gwneud mân addasiadau i'r annedd er mwyn ei foderneiddio i gael ystafelloedd mwy o faint i fyny'r grisiau sy'n addas ar gyfer teulu yn y 21ain ganrif".

Rhif y Cais / Application Reference	A230399
Derbyniwyd / Received	05-06-2023
Y Bwriad / Proposal	1st floor extension
Lleoliad Safle / Site Location	23 Bro Henllys, Felinfach, Lampeter, Ceredigion, SA48 8AD
Math o Gais / Application Type	Householder Planning
Ymgeisydd / Applicant	Mr Richard Jones, 23 Bro Henllys, Felinfach, Lampeter, Ceredigion, SA48 8AD
Asiant / Agent	Daryl Thomas (Cartref Designs Ltd), Cartref, Llanybydder, SA40 9RB

THE SITE AND RELEVANT PLANNING HISTORY

The application site relates to a two-storey semi-detached dwelling within the estate of Bro Henllys, Felinfach. The dwelling is located in the centre of the modest housing estate surrounded by properties of the same scale and design.

The site lies within the Aeron Valley Special Landscape Area

A160577 - Extension to dwelling and erection of garage - Approved STC (13-10-2016)

A220735 - Proposed 1st Floor Extension - Refused (06-02-2023)

DETAILS OF DEVELOPMENT

Householder planning permission is sought for the erection of a first-floor extension on top of the previously approved porch upon the principal elevation to accommodate the primary bathroom of the dwelling. This would allow for the bedrooms to be increase slightly in size and the addition of an ensuite shower room to the primary bedroom. It is of importance to mention that the construction of the porch has not been complete.

The proposed extension will measure ~ 3.1m by ~3.26m with an increase in eaves and ridge height by ~2.7m respectively from the height of the partially constructed, previously approved porch.

In total the proposed extension would measure 6.4m in height.

The proposed development is a resubmission of a previously refused scheme (planning application A220735). During consideration of this application, discussion was had with the Agent regarding the possibility of submitting a revised scheme to the side or the rear of the property. However, these recommendations have not been progressed. The proposed development is therefore identical to the previously refused scheme.

RELEVANT PLANNING POLICIES AND GUIDANCE

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

- S01 Sustainable Growth
- S03 Development in Rural Service Centres (RSCs)
- DM06 High Quality Design and Placemaking
- DM17 General Landscape
- DM18 Special Landscape Areas (SLAs)
- SPG6 Built Environment and Design SPG 2015

OTHER MATERIAL CONSIDERATIONS

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

Cyngor Cymuned Llanfihangel Ystrad Community Council - No response received

Highways – No Objection STC

Land Drainage – No Objection

Ecology – No Objection STC

NRW - No comments to make

Third Party Responses

One letter of objection was received from a neighbouring property

CONCLUSION

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

Principle of Development

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

Design and Visual Impact

LDP Policy DM06 requires development to be of high-quality design and contribute positively to the context of its surroundings and adhere to a list of criteria. DM17 of the LDP requires new development to not have a significant adverse effect on the qualities and special character of the visual landscape and provides a list of criteria to assess the impact of development on the landscape.

The proposal is seen to contradict with several criteria of DM06, namely criteria 1 & 2 due to its disregard for the local, modest but distinctive design. Development should also complement the site and its surroundings in terms of layout, scale, and height. The properties surrounding 23 Bro Henllys are almost identical in design and scale. The proposed extension would not complement the area and would result in a detrimental effect on the layout pattern of the housing estate.

It is deemed that the proposal is contrary to DM06 namely through causing a significant visual intrusion. The development does not reflect the surrounding built form, in terms of its design, scale and appearance, and will therefore read as an incongruous and unrelated form of development, which as a result is considered to cause a significant visual intrusion to the detriment of the visual character of the area. The addition of the first-floor extension is disruptive and would result in a change in character of the housing estate.

The Built Environment and Design supplementary planning guidance (SPG's) states that 'design should always complement existing building' when considering alteration to existing buildings and that planning has an important role in safeguarding the existing qualities of buildings and streets. For this to be achieved, there are many factors to consider, such as: window symmetry and design of openings.

This is an insensitive design that looks disproportionate and detracts from the continuity of the street scene. The proposed first floor extension does not complement the existing building and therefore, is deemed unacceptable.

Residential Amenity

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

One letter of objection was received from a neighbouring property raising concerns of the development being completely 'out of keeping with all other properties on the estate, would cause a significant visual intrusion, detract from the distinctive design of the estate a concern regarding the 45-degree rule and how the proposed structure would block light to the kitchen and bedroom of the neighbouring property.

While the proposed development marginally fails the 45-degree rule as set out in the Built Environment and Design SPG, the SPG also states that each case will be assessed on its own merits and there may be instances where a development that breaches the 45-degree rule is acceptable, this is most likely to occur with semi-detached or terraced dwellings. The proposed is situated on the opposite side of the neighbouring property and is deemed the impact would not be great enough to warrant refusal on the basis of impact to residential amenity.

Consultees

Land Drainage

The LPA's Land Drainage team were consulted and had no observations as it was deemed the development is not expected to cause flooding within the catchments.

Highways

The LPA's Highway authority were consulted and recommended two conditions to be applied on any permission in the interest of road safety. These related to surface water run-off being trapped and disposed of on site, so not to discharge to the adjoining highway.

Ecology

The LPA's Ecologist was consulted and recommended two conditions to be applied on any permission to enhance biodiversity and avoid adverse effects on European protected species (Bats).

RECOMMENDATION:

The proposed development by way of its design, scale and appearance does not demonstrate appropriate regard for the modest distinctiveness of the area, detracts from the continuity of the street scene, thus having a significant visual intrusion to the detriment of the landscape character of the area, contrary to LDP policies DM06 and DM17.

Refuse

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

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

"This property is located on a modest estate with the applicant wishing to make minor adjustment to the dwelling to enable modernisation to have larger rooms upstairs suitable for a 21st century family".