

2. Prif Eitemau/Main Items

#	Cyfeirnod y Cais / Application Reference	Dyddiad y derbyniwyd / Received Date	Ymgeisydd / Applicant	Bwriad / Proposal	Lleoliad / Location	Argymhelliad / Recommendation
1	A220368	12-05-2022	Mr E Sauro (Enzo Homes (West Wales) Ltd)	Residential development with associated access, landscaping and ancillary works.	Land North of Aylestone, Llanarth, SA47 0PP	Approve Subject to Conditions
2	A230425	14-06-2023	(Hywel Dda University Health Board)	Use class change from B1 (offices) to D1 use (Health Centre) for localised areas on the floor plan	Canolfan Rheidol Rhodfa Padarn, Llanbadarn Fawr, Aberystwyth, Ceredigion, SY23 3UE	Approve Subject to Conditions

2.1. A220368



Rhif y Cais / Application Reference	A220368
Derbyniwyd / Received	12-05-2022
Y Bwriad / Proposal	Datblygiad preswyl gyda mynediad cysylltiedig, tirlunio a gwaith ategol.
Lleoliad Safle / Site Location	Tir i'r Gogledd o Aylestone, Llanarth, SA47 0PP
Math o Gais / Application Type	Cynllunio Llawn
Ymgeisydd / Applicant	Mr E Sauro (Enzo Homes (West Wales) Ltd), Swyddfa 3, Llys Y Barcud, Cross Hands, Llanelli, SA14 6RX
Asiant / Agent	Laura Fower (Geraint John Planning Ltd), Swyddfa 16 (Tŷ 2, Ail Lawr) The Maltings, Stryd Tyndal Ddwyreiniol, Caerdydd, CF24 5EA

Y SAFLE A HANES PERTHNASOL

Mae'r safle'n ardal o tua 0.8 hectar o laswelltir, gyda choed a gwrychoedd o amgylch ffiniau'r safle. Gerllaw'r ffin ddwyreiniol mae lôn ddiennw ac ymhellach i'r gogledd, i'r dwyrain a'r de y mae eiddo preswyl yn ffurfio pentref Llanarth.

Mae'r ardal o amgylch yn cynnwys datblygiadau preswyl yn bennaf, gyda mathau amrywiol o anheddau ac arddulliau pensaernïol i'r Gogledd, Dwyrain a'r De. Ymhellach i'r Gorllewin o'r safle y mae tir amaethyddol.

Ceir trosolwg o hanes cynllunio'r safle yn y tabl isod.

Cyfeirnod Cais	Disgrifiad o'r Cais	Penderfyniad	Dyddiad y Penderfyniad
A110061	Materion a Gadwyd yn ôl – datblygiad preswyl ar dir ar OS 3696, Llanarth	Cymeradwywyd yn Unol ag Amodau	17/06/2011
A080557	Caniatâd Cynllunio Amlinellol – Yr Holl/Rhai Materion Wedi'i Cadw'n ôl – datblygiad preswyl	Cymeradwywyd yn Unol ag Amodau	08/03/2011
A051024	Cynllunio Llawn - Datblygiad preswyl (12 annedd)	Gwrthodwyd	01/05/2007
A030714	Cynllunio Llawn – Datblygiad preswyl – (codi 7 byngalo)	Gwaredwyd Erth. 25(11)a	18/11/2004
A010870	Cynllunio Llawn – Codi 7 annedd	Gwrthodwyd	14/02/2002

MANYLION Y DATBLYGIAD

Mae'r cais ar gyfer caniatâd cynllunio llawn i godi 12 annedd preswyl, gyda mynediad cysylltiedig a gwelliannau i'r briffordd.

Mae'r datblygiad arfaethedig ar ffurf 'cul-de-sac' gyda ffordd fynediad newydd yn cael eu darparu o fewn y safle i wasanaethu'r anheddau. Dynodwyd ardal i'r de o'r safle fel ardal amwynder agored aml-bwrpas ac ar gyfer cynllun rheoli dŵr wyneb.

Byddai'r datblygiad arfaethedig yn cynnwys y gymysgedd ganlynol o dai:

Math o Dŷ	Daliadaeth	Nifer ystafelloedd gwely	Nifer Anheddau	Rhif Llain
A	Marchnad	4	7	3, 6, 7, 8, 9, 10, 11
B	Marchnad	3	3	4, 5, 12
C	Fforddiadwy	2	2	1, 2

Rhoddir manylion y gorffeniad allanol a fwriedir, sef teils llechen ar gyfer y toau, dau fath o frics ar gyfer y waliau, a ffenestri gwyn UPVC.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

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

Polisi Cynllunio Cenedlaethol

- Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040
- Polisi Cynllunio Cymru (argraffiad 11, Chwefror 2021)
- TAN12 Dylunio (2016)
- TAN18 Trafnidiaeth (2007)
- TAN2 Cynllunio a Thai Fforddiadwy (2006)
- TAN5 Cadwraeth Natur a Chynllunio (2009)

Polisiau Datblygu Lleol

- S01 Twf Cynaliadwy
- S03 Datblygu Mewn Aneddiadau Cyswllt a Lleoliadau Eraill
- S05 Tai Fforddiadwy
- DM01 Rheoli Effeithiau Datblygu ar Gymunedau a'r Iaith Gymraeg
- DM03 Teithio Cynaliadwy
- DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol
- DM05 Datblygu Cynaliadwy a Lles Cynllunio
- DM06 Dylunio a Chreu Lle o Safon Uchel
- DM08 Arwyddion Dwyieithog ac Enwau Lleoedd
- DM09 Dylunio a Symud
- DM10 Dylunio a Thirlunio
- DM11 Dylunio ar Gyfer y Newid yn yr Hinsawdd
- DM12 Seilwaith Cyfleustodau
- DM13 Systemau Draenio Cynaliadwy
- DM14 Cadwraeth Natur a Chysylltedd Ecolegol
- DM15 Cadw Bioamrywiaeth Leol
- DM17 Y Dirwedd yn Gyffredinol
- DM19 Tirweddau Hanesyddol a Diwylliannol
- DM20 Gwarchod Coed | Gwrychoedd a Choetiroedd
- DM22 Gwarchod a Gwellla'r Amgylchedd yn Gyffredinol
- LU02 Gofynion sy'n Ymwneud â Phob Datblygiad Preswyl
- LU04 Diwallu Amrywiaeth o Anghenion Tai
- LU05 Sicrhau Cyflenwi Datblygiadau Tai
- LU06 Dwysedd Tai
- LU24 Darparu Mannau Agored Newydd

Canllawiau Cynllunio Agored

- CCA Y Gymuned a'r Iaith Gymraeg 2015
- CCA Mannau Agored 2014
- Taflen Gymorth CCA Y Gymuned a'r Iaith Gymraeg 2015
- CCA Safonau Parcio CSC 2015
- CCA Asesiad Trafnidiaeth 2015
- CCA Dylunio'r Amgylchedd Adeiledig 2015
- CCA Cadwraeth Natur 2015
- CCA Tai Fforddiadwy 2014
- Tafenni Cymorth CCA Tai Fforddiadwy 2014

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

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

DEDDF CYDRADDOLDEB 2010

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

prïodol 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

- **Awdurdod Prifffyrdd Lleol** – Dim gwrthwynebiad yn unol ag amodau
- **Awdurdod Draenio Lleol** – Angen cymeradwyaeth SuDS
- **Cyfoeth Naturiol Cymru** – Dim gwrthwynebiad
- **Ecoleg** – Dim gwrthwynebiad yn unol ag amodau
- **Cyngor Cymuned Llanarth** – Wedi codi pryderon
- **Dŵr Cymru** – Dim gwrthwynebiad yn unol ag amodau

Derbyniwyd sylwadau gan 10 trydydd parti mewn perthynas â'r datblygiad arfaethedig, yn ymwneud â'r canlynol:

- Ansawdd y datblygiad
- Y dwysedd arfaethedig
- Diffyg garejys/storfeydd domestig
- Diffyg darpariaeth barcio ar gyfer eglwys gyfagos
- Gwaredu dŵr wyneb
- Capasiti'r rhwydwaith carthffosiaeth
- Diogelwch prifffyrdd
- Effaith ar amwynder preswyl
- Diffyg ynni adnewyddadwy
- Y posibilrwydd y bydd preswylwyr y dyfodol yn cael gwared â nodweddion ecolegol
- Goleuadau
- Dyluniad
- Perygl o Lifogydd
- Diffyg darpariaeth fforddiadwy

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 terfynau diffiniedig anheddiad Llanarth, sef Canolfan Gwasanaethau Gwledig cydnabyddedig a diffiniedig dan Bolisi S03 y CDLI. Mae'r safle wedi'i ddyrannu o fewn y CDLI ar gyfer datblygu preswyl (cyfeirnod safle H1302), a hynny ar gyfer amcangyfrif o 9 uned preswyl.

Mae atodlen y safle'n gosod y dyheadau ar gyfer y safle, sy'n cynnwys cadw'r nodweddion ecolegol presennol a darparu manau agored cyhoeddus.

Mae'r egwyddor datblygu wedi'i sefydlu felly.

Effeithiau ar y Gymraeg

Mae Polisi DM01 sy'n Rheoli Effeithiau Datblygu ar Gymunedau a'r laith Gymraeg yn gofyn bod Asesiad Effaith Cymunedol ac Ieithyddol yn cael ei ddarparu mewn perthynas â datblygiadau tai o fewn canolfannau gwasanaethau lle byddai'r datblygiad yn digwydd ar raddfa gyflymach na'r hyn y cyfeirir ato yn y Datganiad Grŵp Aneddiadau.

Ni fyddai'r datblygiad arfaethedig yn digwyddiad ar raddfa gyflymach na'r hyn y cyfeirir ato yn y Datganiad Grŵp Aneddiadau, ac fel y cyfryw, ystyrir y gellid cwblhau'r datblygiad heb gael unrhyw effaith negyddol ar broffil Cymunedol ac Ieithyddol Llanarth.

Tai Fforddiadwy

Mae Polisi S05 - 'Tai Fforddiadwy' yn gofyn bod pob datblygiad preswyl yn darparu tai fforddiadwy ar y safle neu gyfraniad tuag at ddarparu tai fforddiadwy. Yn yr achos hwn, er mwyn bodloni S05, mae'n ofynnol bod gwerth cyfatebol o 2.4 annedd fforddiadwy'n cael eu darparu un ai ar y safle neu drwy swm gohiriedig.

Cyflwynir, i gefnogi'r cais hwn, wybodaeth ariannol sy'n dangos nad yw'n ymarferol i'r cynllun sicrhau darpariaeth o 2.4 uned.

Mae'r cais dan sylw felly am ddarparu dwy uned fforddiadwy ar y safle, heb unrhyw swm gohiriedig yn daliadwy. Mae'r ACLI yn ystyried bod cyfraniad i'r perwyl hwnnw yn dderbyniol.

Byddai'r unedau fforddiadwy'n cael eu dyrannu fel eiddo i'w werthu am bris gostyngol, a hynny fel a ganlyn:

- dau dŷ dwy ystafell wely ar gael am 70% o'u Gwerth ar y Farchnad Agored

Ymgynghorwyd â'r gofrestr anghenion tai fel rhan o'r broses o ystyried y cais, ac ystyrir bod y gymysgedd hon o dai fforddiadwy'n dderbyniol i'r ACLI.

Dwysedd Tai

Mae'r ffin llinell goch a ddarparwyd yn mesur tua 0.83ha. Yn seiliedig ar ddarparu 12 uned, mae hyn yn cyfateb i ddwysedd o tua 14 annedd yr hectar. Ystyrir bod hyn yn uwch na'r canllaw dwysedd fel y'i gosodir o fewn atodlen y safle dan sylw. Fodd bynnag, mae'r cynllun safle a gyflwynwyd i gefnogi'r cais yn dangos sut y gellir darparu'r datblygiad arfaethedig. Ar y cyfan, ystyrir bod y dwysedd arfaethedig yn briodol a'i fod yn cydymffurfio â'r bwriad cyffredinol a amlinellir o fewn polisi LU06 o'r CDLI, lle mae dwysedd o 15-25 uned yr hectar yn cael ei arddel ar ymylon anheddiadau bach gwledig.

Ystyrir hefyd bod y datblygiad arfaethedig yn gwneud defnydd effeithlon o dir.

Dyluniad, cymeriad a golwg

DM06 yw polisi Dylunio a Chreu 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 cynllun yn darparu dyluniad o ansawdd da, gyda chymysgedd da o dai gyda ffasâd deniadol.

Mae cynllun tirlunio sy'n cynnwys plannu rhywogaethau brodorol yn helpu i sicrhau bod y datblygiad yn cydweddu â'r ardal o'i amgylch.

Amwynder Preswyl

Nod Maen Prawf 7 o Bolisi DM06 yw gwarchod amwynder deiliaid eiddo cyfagos rhag niwed sylweddol o ran preifatrwydd, sŵn a golygfa. Mae yna eiddo preswyl yn union gerllaw'r safle hwn.

Mae'r cynlluniau gweddlyn a gyflwynwyd fel rhan o'r cais hwn yn dangos na fydd unrhyw eiddo yn uwch na 10m hyd at y grib.

Mae'r cynllun safle a gyflwynwyd fel rhan o'r cais yn dangos sut y byddai'r anheddau arfaethedig yn cael eu gosod i sicrhau na fyddai'r datblygiad arfaethedig yn cael unrhyw effaith niweidiol ar amwynder preswyl y trigolion presennol.

Ystyrir hefyd bod y datblygiad arfaethedig yn sicrhau pellter digonol rhwng ystafelloedd trigiadwy anheddau unigol, fel y nodir yn CCA Dylunio'r Amgylchedd Adeiledig Ceredigion. Ystyrir hefyd bod y datblygiad arfaethedig yn darparu meintiau digonol o ardaloedd amwynder awyr agored preifat i wasanaethu'r datblygiad arfaethedig, fel y gosodir yn CCA Amgylchedd Adeiledig Ceredigion.

Ardaloedd Agored Cyhoeddus

Polisi LU24: I ddarparu Mannau Agored Newydd mae gofyn bod datblygiad ar safleoedd dynodedig yn cynnig darpariaeth o fannau agored. Mi fydd angen i'r datblygiad arfaethedig felly sicrhau bod mannau agored digonol yn cael eu darparu.

Dylid darparu mannau agored yn unol â'r meincnodau a osodir ym Mhecyn Offer Mannau Gwyrdd Cyngor Cefn Gwlad Cymru (Cyfoeth Naturiol Cymru erbyn hyn) a Safonau Meysydd Chwarae Cymru (FIT).

Mae CCA Mannau Agored Ceredigion yn darparu mwy o eglurder ar y ddarpariaeth o fannau agored sy'n ofynnol, sydd wedi'i osod ar 2.8ha fesul 1000 o bobl. Mae'r fformiwla ar gyfer cyfrifo cyfanswm y mannau agored gofynnol fel a ganlyn:

$2.8\text{ha fesul } 1000 \text{ o boblogaeth } 2.8/1000 * \text{ nifer yr ystafelloedd gwely} = \text{cyfanswm mannau agored.}$

Yn gyfan gwbl bwriedir cael tua 41 o ystafelloedd gwely fel rhan o'r datblygiad, ac felly mae gofyn darparu 0.11ha o fannau agored yn unol ag LU24.

Mae'r datblygiad arfaethedig yn darparu tua 0.085ha o fannau agored cyhoeddus, sy'n is na'r lefel sy'n ofynnol gan yr LU24. Fodd bynnag, mae CCA Mannau Agored Ceredigion yn gwneud hi'n glir bod yna fannau, yn aml, sydd ddim yn cael eu cydnabod efallai am eu cyfraniad pwysig i'r ddarpariaeth gyffredinol o fannau agored. Mae ardaloedd o'r fath yn cynnwys gerddi preifat, glannau afonydd, lotments, llwybrau beicio a cherdded a mynwentydd, sydd oll yn amgylcheddau pwysig sy'n cynnig un ai fynediad at fan agored, neu deimlad o fod o fewn, neu wedi'ch amgylchynu ag ardal 'werdd'.

Mae'r cynllun bloc a gyflwynwyd fel rhan o'r cais yn dangos y byddai'r anheddau arfaethedig wedi'u gosod yn ôl o fewn y lleiniau, gan elwa felly o erddi wedi'u tirlunio o flaen prif wedd yr anheddau arfaethedig. Fel y cyfryw, ystyrir bod lefelau digonol o fannau agored cyhoeddus wedi'u darparu fel rhan o'r datblygiad arfaethedig yn unol ag LU24 y Cynllun Datblygu Lleol a CCA Mannau Agored Ceredigion.

Priffyrdd

Mae Polisi DM03 yn cynghori y dylai datblygiad gael ei leoli i leihau'r angen i deithio. Mae Polisi DM03 hefyd yn dweud y dylid cynnwys mannau parcio fel rhan o'r datblygiad arfaethedig yn unol â CCA Safonau Parcio Ceredigion.

Byddai cerbydau'n cael mynediad i'r datblygiad arfaethedig ar hyd y ffordd ddi-ddosbarth bresennol, gyda 2/3 o leoedd parcio'n cael eu darparu ar gyfer pob annedd ar y safle. Byddai'r datblygiad arfaethedig hefyd yn darparu digon o le i droi cerbydau ar y safle er mwyn gallu cyrraedd a gadael y safle yn y gêr flaen. Ystyrir felly bod y cynnig yn cydymffurfio â'r safonau parcio mabwysiedig fel y'u gosodir yn y CCA.

Mae DM03 hefyd yn gofyn bod asesiad trafndiaeth yn cael ei gyflwyno os ydy'r datblygiad yn cyrraedd y trothwyon a osodir yn CCA Asesiad Trafndiaeth Ceredigion. Mewn perthynas â thai, gosodir trothwyon yr Asesiad Trafndiaeth yn nhabl 1 y CCA. Dylid darparu Asesiad Trafndiaeth llawn yn unol ag Atodlen D TAN18 os ydy datblygiad arfaethedig yn arwain at ddarparu 100 neu ragor o anheddau preswyl. Dylid cyflwyno Asesiad Trafndiaeth Lleol, fel y gosodir yn y CCA, ar gyfer datblygiad arfaethedig sy'n darparu 50-100 o anheddau.

Mae'r cynnig sydd dan ystyriaeth am gyflwyno 12 annedd, ac fel y cyfryw, does dim angen Asesiad Trafndiaeth nac Asesiad Trafndiaeth Lleol ar gyfer y datblygiad.

Mae polisi DM04 yn tynnu sylw ymgeiswyr at yr angen i wneud y mwyaf o gyfleoedd i gerdded, beicio a defnyddio trafndiaeth gyhoeddus. Dylid cyflawni hyn drwy ddarparu cysylltiadau rhwng datblygiadau newydd â llwybrau sy'n bodoli eisoes, adnewyddu seilwaith nad yw'n cael ei ddefnyddio mwyach lle bydd hynny'n gwasanaethu datblygiad newydd mewn ffordd gynaliadwy, a darparu gwell iechyd a safon byw drwy gynnwys nodweddion mewn datblygiad sy'n manteisio ar gysylltiadau at ddulliau di-gar o symud pobl a nwyddau. Mae'r datblygiad arfaethedig yn cynnwys llwybr i gerddwyr fel rhan o gynllun gwaith i ledaenu rhan o'r ffordd wledig.

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

Ecoleg

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

Cynhaliwyd Arolwg ac Asesiad Coed Cyn Datblygu yn ystod Tachwedd 2021, gyda thri grŵp o goed ac un coeden unigol yn cael eu hasesu. Canfu'r asesiad nad oedd unrhyw goed o bwys arbennig ar y safle.

Mae'r gwrych i'r dwyrain yn 'fylchog' ac wedi gordyfu a dylid cau'r bylchau gyda rhywogaethau lleol megis Leylandii yn y gogledd, a dylid tynnu gwrychoedd y de a phlannu gwrych newydd yn cynnwys rhywogaethau lleol addas. Byddai modd gwneud iawn am unrhyw gynffwrdd prysg a choed a gollir drwy blannu cymysgedd addas yn unol ag argymhellion yr arolwg ecolegol a gyflwynwyd i gefnogi'r cais. Gellir sicrhau hyn drwy amod cynllunio.

Ymgynghorwyd ag Ecolegydd Cynllunio CSC mewn perthynas â'r datblygiad arfaethedig ac nid yw wedi mynegi unrhyw wrthwynebiad mewn perthynas â'r cynllun. Yn yr un modd, ymgynghorwyd â Cyfoeth Naturiol Cymru a does ganddyn nhw ddim gwrthwynebiad i'r datblygiad arfaethedig.

Draenio Tir

Ystyrir bod y safle ym mharth llifogydd A fel y dangosir ar Fap Cyngor Adeiladu Cyfoeth Naturiol Cymru, ac ym Mharth 1 fel y dangosir ar y Map Llifogydd ar gyfer Cynllunio, sef yr wybodaeth orau a fwyaf cyfredol mewn perthynas â llifogydd. Fel y cyfryw, ni ystyrir bod y datblygiad arfaethedig mewn perygl o lifogydd.

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

ARGYMHELLIAD

Argymhellir bod y cais yn cael ei gymeradwyo yn unol ag amodau a chytundeb A106.

RHESWM DROS GYFEIRIO'R CAIS I'R PWYLLGOR RHEOLI DATBLYGU

Mae'r cais wedi'i gyfeirio at sylw'r pwyllgor rheoli datblygu am fod y datblygiad arfaethedig wedi'i ddiffinio fel 'cais mawr'.

Rhif y Cais / Application Reference	A220368
Derbyniwyd / Received	12-05-2022
Y Bwriad / Proposal	Residential development with associated access, landscaping and ancillary works.
Lleoliad Safle / Site Location	Land North of Aylestone, Llanarth, SA47 0PP
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr E Sauro (Enzo Homes (West Wales) Ltd), Office 3 Llys Y Barcud, Cross Hands, Llanelli, SA14 6RX
Asiant / Agent	Laura Fower (Geraint John Planning Ltd), Office 16 (house 1, 2nd Floor) The Maltings East Tyndall Street, Cardiff, CF24 5EA

THE SITE AND RELEVANT PLANNING HISTORY

The site comprises an area of approximately 0.8 hectares and consists of grassland, with trees and hedgerows bordering the site. Adjacent to the eastern boundary is an unnamed lane and further to the north, east and south are residential properties forming the village of Llanarth.

The surrounding area consisting primarily of residential development, characterised by a range of dwelling types and architectural styles to the North, East and South. Further to the West of the site is agricultural land.

An overview of the sites planning history is recorded in the table below.

Application Ref	Application Description	Decision	Decision Date
A110061	Reserved Matters - Residential development at land at OS 3696, Llanarth	Approved Subject to Conditions	17/06/2011
A080557	Outline Planning Permission - All/Some Matters Reserved - Residential development	Approved Subject to Conditions	08/03/2011
A051024	Full Planning - Residential development (12 dwellings)	Refused	01/05/2007
A030714	Full Planning - Erection of residential development (7 No. bungalows)	Disposed of Art.25(11)a	18/11/2004
A010870	Full Planning - Erection of 7no dwellings	Refused	14/02/2002

DETAILS OF DEVELOPMENT

This application seeks full planning permission for 12 no. residential dwellings, with associated access and highways improvements.

The proposed development takes the form of a 'cul-de-sac' development with a new access road provided within the site to serve the dwellings. An area to the south of the site is designated as multi-functional open space for amenity and surface water management scheme.

The development proposal would include the following housing mix:

House Type	Tenure	Number of Bedrooms	Number of Dwellings	Plot Number
A	Market	4	7	3, 6, 7, 8, 9, 10, 11
B	Market	3	3	4, 5, 12
C	Affordable	2	2	1, 2

The proposed external finishes are detailed include slate tiles for the rooves, two types of brick for the walls and white UPVC windows.

RELEVANT PLANNING POLICIES AND GUIDANCE

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

National Planning Policy

- Future Wales: The National Plan 2040
- Planning Policy Wales (edition 11, February 2021)
- TAN12 Design (2016)
- TAN18 Transport (2007)
- TAN2 Planning and Affordable Housing (2006)
- TAN5 Nature Conservation and Planning (2009)

Local Development Plan Policies

- S01 Sustainable Growth
- S03 Development in Rural Service Centres (RSCs)
- S05 Affordable Housing
- DM01 Managing the Impacts of Development on Communities and the Welsh Language
- DM03 Sustainable Travel
- DM04 Sustainable Travel Infrastructure as a Material Consideration
- DM05 Sustainable Development and Planning Gain
- DM06 High Quality Design and Placemaking
- DM08 Bilingual Signs and Place Names
- DM09 Design and Movement
- DM10 Design and Landscaping
- DM11 Designing for Climate Change
- DM12 Utility Infrastructure
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape
- DM19 Historic and Cultural Landscape
- DM20 Protection of Trees| Hedgerows and Woodlands
- DM22 General Environmental Protection and Enhancement
- LU02 Requirements Regarding All Residential Developments
- LU04 Meeting a Range of Housing Needs
- LU05 Securing the Delivery of Housing Development
- LU06 Housing Density
- LU24 Provision of New Open Space

Local Planning Guidance

- Community and the Welsh Language SPG 2015
- Open Space SPG April 2014
- Community and the Welsh Language SPG Help Sheet 2015
- CCC Parking Standards SPG 2015
- Transport Assessment SPG 2015
- Built Environment and Design SPG 2015
- Nature Conservation SPG 2015
- Affordable Housing SPG 2014
- Affordable Housing SPG Help Sheets 2014

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

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

EQUALITY ACT 2010

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

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and

- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

- **Local Highways Authority** – No objection STC
- **Local Drainage Authority** - SUDS approval required.
- **Natural Resources Wales** – No objection
- **Ecology** – No Objection STC
- **Llanarth Community Council** – Concerns raised.
- **Dwr Cymru Welsh Water** – No objection subject to conditions

10 Third party representations were received in respect of the development proposal relating to the following:

- Quality of the development
- Proposed density
- Lack of garages/domestic storages
- Lack of parking provision for neighbouring church
- Surface water disposal
- Capacity of the sewer network
- Highway safety
- Impact on residential amenity
- Lack of renewable energy
- Potential removal of ecological features by future residents
- Lighting
- Design
- Flood Risk
- Lack of affordable provision

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 defined settlement limits of Llanarth, a recognised and defined Rural Service Centre under Policy S03 of the LDP. The site is allocated within the LDP for residential development (site reference H1302) with an estimated yield of 9 residential units.

The site schedule sets out the aspirations for the site, which include the retention of existing ecological features and the provision of public open space.

The principle of development is therefore established.

Welsh Language Impacts

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

The proposed housing delivery would not come forward at a rate faster than that referenced in the Settlement Group Statement, and as such it is considered that the development can be delivered without negatively impacting the Community

and Linguistic profile of Llanarth.

Affordable Housing

Policy S05 – ‘Affordable Housing’ requires all residential development to provide onsite affordable housing or a contribution towards affordable housing provision. In this instance, in order to satisfy policy S05, there is a requirement for the equivalent value of 2.4 affordable dwellings to be provided either on site or by a commuted sum.

Submitted in support of the application is financial information which demonstrates that the scheme is not viable in securing the delivery of 2.4 units.

The application under consideration here therefore seeks the provision of 2 affordable housing units on site, with no commuted sum payable. The LPA consider a contribution to this effect acceptable.

The affordable units would be allocated as Discounted for Sale properties. They will be allocated as follows:

- 2no 2-bedroom houses available at 70% of OMV.

The housing need register has been consulted as part of consideration of the application and this affordable housing mix is considered acceptable to the LPA.

Housing Density

The red line boundary provided measures approximately 0.83 ha. Based on the delivery of 12 units this equates to a density of circa 14 dwellings per hectare. This is considered to be above the density guide as set out within the allocated site schedule, however the site plan submitted in support of the application demonstrates how the proposed development can be accommodated. Overall, the proposed density is considered to be appropriate and in accordance with the general thrust outlined within policy LU06 of the LDP where densities of 15-25 units per hectare are advocated on the edge of small rural settlements.

The development proposal is also considered to make an efficient use of land.

Design, character and visual appearance

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

The scheme provides high quality design with attractive façades of a good mix of housing provided.

A landscaping scheme of native species planting helps to further assimilate the development with the locality.

Residential Amenity

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

The elevation plans submitted as part of the application show that the properties will be no more than 10m at the ridge.

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

It is also considered that the proposed development ensures adequate separation distances between habitable rooms of individual dwellings as specified with the Ceredigion Built Environment and Design SPG. It is also considered that the proposed development provides sufficient amounts of outdoor private amenity space to serve the proposed development as set out in the Ceredigion Built Environment SPG.

Public Open Space

Policy LU24: Provision of New Open Space requires development on allocated sites to make provision for open space. The development proposal will therefore need to ensure adequate open space is provided.

Open space should be provided in line with benchmarks set out by Countryside Council for Wales (CCW) ‘Greenspace Toolkit’ (now Natural Resources Wales) and the Fields in Trust (FIT) Standards.

Ceredigion Open Space SPG provides further clarity on the provision of open space required which is set out as 2.8ha per 1000 people. The formula for calculating the total amount of open space required is as follows:

2.8ha per 1000 population $2.8/1000 * \text{number of bedrooms} = \text{overall space}$.

In total circa 41 bedrooms are proposed as part of the development, as such an open space requirement of 0.11 ha is required to be provided in accordance with LU24.

The development proposal makes a provision of circa 0.085 ha of formal public open space which is below the level required by LU24 however, the Ceredigion Open Space SPG is clear that there are also some spaces that perhaps aren't often recognised for their important contribution to the overall provision of open space. Such areas include private gardens, river banks, allotments, cycle and pedestrian paths, cemeteries and churchyards all of which are important environments that offer either access to open space or a feeling of being within or surrounded by 'green' space.

The block plan submitted as part of the application demonstrates that the proposed dwellings would be set back within the plots and will benefit from landscape garden areas to the principal elevations of the proposed dwellings. As such it is considered that sufficient levels of public open space is provided as part of the development proposal in accordance with LU24 of the Local Development Plan and Ceredigion Open Space SPG.

Highways

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

Vehicular access to the proposed development would be via the existing unclassified road with 2/3 parking spaces provided on site for each dwelling. The proposed development would also make provision for the turning of vehicles on site as to enter and exit the site in the forward gear. The proposal is therefore considered to accord with the adopted parking standards as set out in the SPG.

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

The proposal under consideration here seeks the introduction of 12 as such no Transport Assessment or Local Transport Assessment is required in respect development.

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

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

Ecology

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

A Pre-Development Tree Survey & Assessment was undertaken during November 2021 with three tree groups and one individual tree were assessed, the assessment found no trees of particular note on site.

The hedge row to the east is 'gappy' and overgrown and should be gapped up with species of local provenance, Leylandii in the north and south hedges should be removed and a new hedgerow planted with suitable local species, and loss of scrub habitat and trees would be compensated for by suitable mixed planting as recommended by the ecological survey submitted

in support of the application. This can be secured via planning condition.

The CCC Planning Ecologist has been consulted in respect of the proposed development and offers no objection in respect of the scheme. Likewise NRW have been consulted and raise no objection in respect of the proposed development.

Land Drainage

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.

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

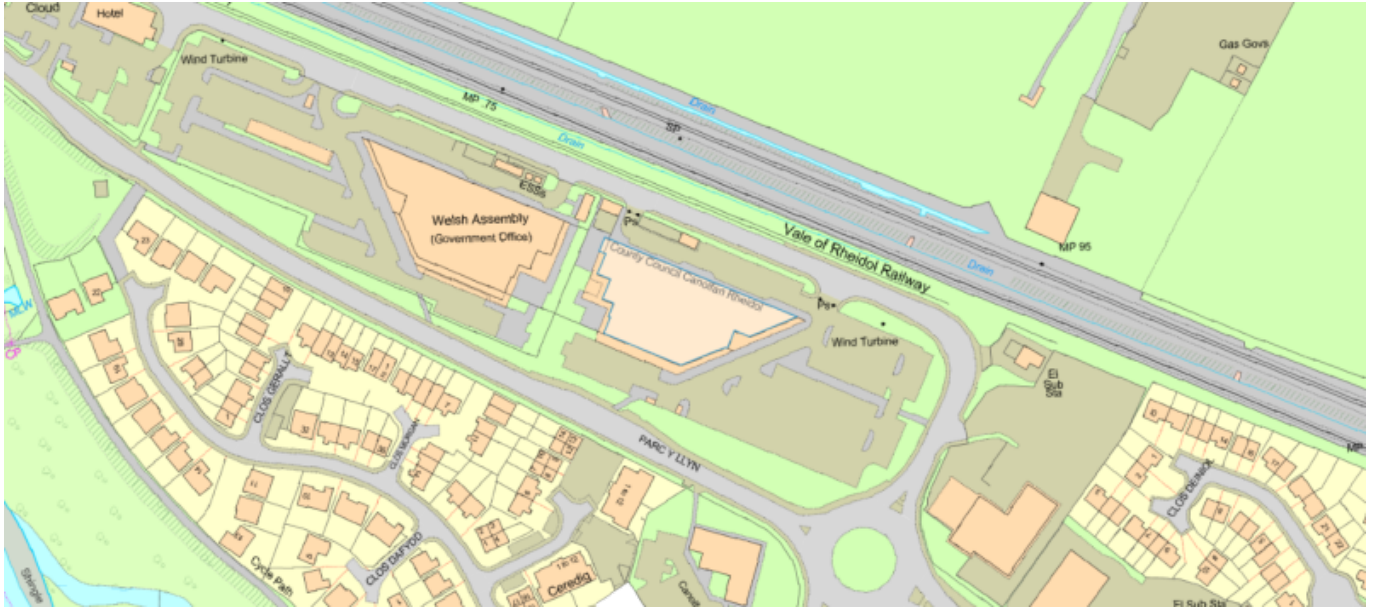
RECOMMENDATION:

It is recommended the application be Approved STC and S106

REASON FOR REFERRING THE APPLICATION TO THE DEVELOPMENT MANAGEMENT COMMITTEE

The application is referred to the development management committee as the proposed development is defined as a 'Major application'.

2.2. A230425



Rhif y Cais / Application Reference	A230425
Derbyniwyd / Received	14-06-2023
Y Bwriad / Proposal	Use class change from B1 (offices) to D1 use (Health Centre) for localised areas on the floor plan
Lleoliad Safle / Site Location	Canolfan Rheidol Rhodfa Padarn, Llanbadarn Fawr, Aberystwyth, Ceredigion, SY23 3UE
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	(Hywel Dda University Health Board), Glangwili General Hospital Dolgwili Road, Carmarthen, SA31 2AF
Asiant / Agent	Mr Glenn Lee (Asbri Planning), Asbri Planning, Suite D, 1st Floor 220 High Street, Swansea, SA1 1NW

Y SAFLE A HANES PERTHNASOL

Mae safle'r cais yn cyfeirio at swyddfeydd Cyngor Sir Ceredigion, a adwaenir fel Canolfan Rheidol, sydd wedi'i lleoli yn Llanbadarn, tua milltir o ganol tref Aberystwyth. Mae'r adeilad yn adeilad 4 llawr sy'n cael ei feddiannu ar hyn o bryd gan staff o adrannau amrywiol ledled y cyngor. Ceir mynediad i'r safle ar hyd ffordd ddi-ddosbarth sy'n mynd i'r Gogledd/Gogledd Orllewin ar hyd Rhodfa Padarn. Mae'r safle'n elwa o ardal barcio fawr i'r gorllewin o safle'r cais. O fewn y cyffiniau cyfagos, mae amrywiaeth o ddefnyddiau, gan gynnwys adeiladau swyddfa ychwanegol, unedau manwerthu ac eiddo preswyl.

Mae hanes cynllunio'r safle yn helaeth ac mae nifer o geisiadau cynllunio yn amrywio o ddechrau'r 1990au sy'n cynnwys paratoi'r safle a chreu ffyrdd. Cafodd yr adeilad ganiatâd cynllunio yn 2007 o dan gais A070192 ac yn fwy diweddar ceisiadau i osod oeryddion anweddu a phaneli solar yn 2013 a 2020 yn y drefn honno.

MANYLION Y DATBLYGIAD

Mae'r cais yn gofyn am ganiatâd cynllunio llawn i newid defnydd rhan o swyddfeydd presennol Cyngor Sir Ceredigion sydd wedi'u dosbarthu ar hyn o bryd o fewn y gorchymyn defnydd dosbarth B1, i ganolfan iechyd, a fyddai'n cael ei dosbarthu o fewn y dosbarth defnydd D1. Bydd y newid defnydd yn digwydd ar agweddau o lawr gwaelod a llawr cyntaf yr adeilad. Ar y llawr gwaelod, mae'r arwynebedd yn cyfateb i tua 270 metr sgwâr a fydd yn cynnwys derbynfa, ystafell aros, ystafelloedd staff gan gynnwys toiledau a chyfleusterau cawod, storfeydd ac ystafelloedd cyfweld/ymgynghori/triniaeth. Mae arwynebedd y llawr cyntaf yn mesur tua 120 metr sgwâr, yn cynnwys 3 ystafell gwmsela, 2 ystafell gyfarfod fawr, pen grisiau derbynfa ac ystafell aros.

Yn allanol, mae'r bwriad yn gofyn am fân newidiadau i'r ffenestri a newidiadau i ddrysau'r mynediad. Byddai'r bwriad yn golygu tynnu 1 drws presennol ar lawr gwaelod yr ystafell gyfarfod i gael ei newid am ffenestri sy'n cyd-fynd â'r adeilad presennol. Gyda'r fynedfa yn ne-orllewin yr adeilad yn dod yn brif bwynt mynediad i staff ac ymwelwyr.

POLISIÂU A CHANLLAWIAU CYNLLUNIO PERTHNASOL

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

DM03 Teithio Cynaliadwy

DM04 Seilwaith Teithio Cynaliadwy fel Ystyriaeth Berthnasol

LU13 Newid Defnydd mewn Perthynas â Thir Cyflogaeth neu Adeiladau presennol

LU22 Darpariaeth Gymunedol

S01 Twf Cynaliadwy

S02 Datblygu mewn Canolfannau Gwasanaeth Trefol

FW21 Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040

PPW21 Polisi Cynllunio Cymru (rhifyn 11, Chwefror 2021)

YSTYRIAETHAU PERTHNASOL ERAILL

DEDDF TROSEDD AC ANHREFN 1998

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

DEDDF CYDRADDOLDEB 2010

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

- cael gwared ag anfanteision y mae pobl yn eu dioddef oherwydd eu nodweddion gwarchoddedig neu eu lleihau;
- cymryd camau i ddiwallu anghenion pobl o grwpiau gwarchoddedig lle mae'r rhain yn wahanol i angen 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.

Rhodddwyd ystyriaeth ddyledus i'r ddyletswydd uchod wrth benderfynu ar y cais hwn. Ystyrir na fyddai'r datblygiad arfaethedig yn peri goblygiadau sylweddol i bobl â nodweddion gwarchoddedig nac yn cael effaith arnynt sy'n fwy nag ar unrhyw berson arall.

DEDDF LLESIANT CENEDLAETHAU'R DYFODOL (CYMRU) 2015

Mae Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn gosod dyletswydd ar y Cyngor i gymryd camau rhesymol wrth arfer ei swyddogaethau i gyflawni'r saith nod llesiant yn y Ddeddf. Paratowyd yr adroddiad hwn wrth ystyried dyletswydd y Cyngor a'r 'egwyddor datblygu cynaliadwy', fel y nodir yn Neddf 2015. Wrth gyrraedd yr argymhelliaid, mae'r Cyngor wedi ceisio sicrhau bod anghenion y presennol yn cael eu diwallu heb gyfaddawdu ar allu cenedlaethau'r dyfodol i ddiwallu eu hanghenion eu hunain.

YMATEBION YMGYNGHORI

Cyngor Cymuned Llanbadarn Fawr Community Council - Dim Ymateb

Priffyrdd - Dim Sylwadau

Draenio Tir - Dim Gwrthwynebiad

Cyfoeth Naturiol Cymru - Dim Gwrthwynebiad

Nid oes dim sylwadau eraill gan drydydd partïon wedi dod i law.

CASGLIAD

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

Egwyddor Datblygu

Mae'r cais yn gofyn am newid defnydd o swyddfa (defnydd B1) i ganolfan iechyd (defnydd D1). O ystyried bod y newid defnydd mewn perthynas â thir cyflogaeth presennol, y polisi perthnasol i'w ystyried yw polisi LU13 y Cynllun Datblygu Lleol (CDLI). Mae polisi LU13 y Cynllun Datblygu Lleol yn amlygu, yn y lle cyntaf, y dylai newid defnydd o ddsbarth B (B1, B2 neu B8) fod o fewn defnydd dosbarth B arall. Fodd bynnag, gan fod y bwriad ond yn ceisio newid rhan fechan o'r adeilad i ddefnydd D1, gyda defnydd B1 yn parhau trwy weddill yr adeilad, bydd dull pragmatig o weithredu yn cael ei ddefnyddio o ran polisi'r CDLI ar y cyd â pholisïau cenedlaethol perthnasol.

Gan ddefnyddio'r maen prawf sydd wedi'i gynnwys ym mholisi LU15 y CDLI, bydd datblygiad yn cael ei gefnogi ar yr amod:

1. Nad yw cyfleuster y gyflogaeth yn ei ddsbarth defnydd presennol yn hyfyw mwyach; neu
2. Nid yw colli'r defnydd presennol yn gadael tanddarpariaeth o'r defnydd hwnnw o fewn yr Ardal Teithio i'r Gwaith; neu

3. Nid oes dim safleoedd addas eraill yn bodoli a byddai'r defnydd newydd yn arwain at welliant sylweddol i'r amgylchedd sy'n gorbwyso colli tir cyflogaeth; neu

4. Ar safleoedd a neilltuwyd nad yw newid defnydd uned benodol yn effeithio ar gyfanrwydd cyffredinol y safle i gyflawni ei swyddogaeth o ran diwallu anghenion economaidd yr ardal fel y'i diffinnir yn yr asesiad diweddaraf o anghenion economaidd.

Fel y soniwyd eisoes bydd defnydd yr adeilad yn parhau fel swyddfa ar gyfer y brif ran, felly bydd hyfywedd yr adeilad yn parhau i wasanaethu nifer fawr o bobl gan gynnig swyddi i'r gymuned. Felly'n sicrhau nad yw colli agwedd fechan o'r swyddfa yn gadael tan-ddarpariaeth o fewn yr Ardal Teithio i'r Gwaith. Mae data consensws a gafwyd gan y Swyddfa Ystadegau Gwladol yn nodi bod bron i 25% o drigolion cymuned Llanbadarn a'r cyffiniau yn gweithio o gartref o 2021 ymlaen. Cydnabyddir bod cyfran o staff Cyngor Sir Ceredigion yn gweithio o bell ac yn defnyddio patrwm gweithio 'hybrid', sy'n cynnwys cymysgedd o waith yn y swyddfa a gweithio gartref. Mae'r gostyngiad yn nifer y staff sy'n gweithredu rôl llawn amser yn y swyddfa wedi golygu bod adeilad y swyddfeydd yn cael ei danddefnyddio ar rai adegau. Bydd y defnydd D1 ychwanegol yn sicrhau bod yr adeilad yn cael ei ddefnyddio i'w lawn botensial, heb orfod codi adeilad pwrpasol i gartrefu'r ganolfan iechyd. Ar y cyfan, ni fydd ychwanegu defnydd D1 yn effeithio ar gyfanrwydd yr adeilad, gan ei fod ar raddfa gymharol fach o gymharu â maint y swyddfeydd. Mae'r seilwaith eisoes yn bodoli i ganiatáu ar gyfer rhwyddineb teithio drwy ddulliau cynaliadwy megis trafndiaeth gyhoeddus a llwybrau teithio llesol/palmentydd.

Byddai'r Ganolfan Iechyd yn darparu cyfleusterau gofal iechyd llawer gwell i'r trigolion lleol a'r gymuned gyfagos, gan ddarparu darpariaeth gymunedol. Mae polisi LU22 y CDLI yn nodi y bydd yr Awdurdod Cynllunio Lleol yn helpu i gynnal a gwella darpariaeth gymunedol drwy gefnogi datblygiad darpariaeth gymunedol gynaliadwy newydd, ar yr amod:

i. Eu bod wedi'u lleoli o fewn neu gerllaw anheddiad;

ii. Bod y cais cynllunio yn dangos bod dichonoldeb amldefnydd wedi'i ystyried;

iii. Nad oes cyfleuster addas gerllaw a allai gynnwys y defnydd arfaethedig yn briodol; a

iv. os yw'r bwriad ar gyfer cyfleuster sy'n cael ei adleoli, gellir dangos nad yw'r safle presennol bellach yn addas ar gyfer y defnydd hwnnw.

At ddibenion cynllunio, mae safle'r cais wedi'i leoli o fewn Llanbadarn Fawr, sy'n rhan o grŵp anheddiad Aberystwyth, gan gydymffurfio â maen prawf 1 polisi LU22. Trafodwyd swyddogaeth aml-ddefnydd defnyddiau D1 a B1 ac ystyriwyd bod yr adeilad yn lleoliad priodol ar gyfer gwasanaethau o'r fath o ystyried ei leoliad cynaliadwy.

Mae'r Awdurdod Cynllunio Lleol felly yn fodlon bod y bwriad yn dderbyniol o ran cynllunio defnydd tir a'i fod yn bodloni gofynion polisiâu LU13 ac LU22 y CDLI mabwysiedig.

Ystyriaethau Perthnasol Eraill

Dyluniad

DM06 yw polisi creu lleoedd y CDLI ac mae'n datgan y dylai Datblygiad roi ystyriaeth lawn i'r cyd-destun o'i leoliad a'i amgylchoedd a chyfrannu'n gadarnhaol ato. Dylai datblygiad adlewyrchu dealltwriaeth glir o egwyddorion dylunio, y cyd-destun ffisegol, cymdeithasol, economaidd ac amgylcheddol lleol a dylai hyrwyddo dyluniad arloesol wrth ystyried hynodrwydd lleol a threftadaeth ddiwylliannol o ran ffurf, dyluniad a deunydd. Yr unig newidiadau a gynigir yw diwygiadau i ffenestri a drysau mynediad, a ystyrir yn dderbyniol. Bydd y deunyddiau a'r dewis o orffeniadau yn cyd-fynd â rhai'r adeilad presennol, gan sicrhau y bydd yr ychwanegiadau newydd yn cyd-fynd yn ddi-dor â'r hyn sydd o'i amgylch. Felly, bernir bod y newidiadau yn cydymffurfio â pholisi DM06 y CDLI.

Llifogydd

Mae'r Map Risg Llifogydd yn cadarnhau bod y safle o fewn Parth C1 y Map Cyngor Datblygu a gynhwysir yn TAN15 ac mae'r FMfP yn nodi bod safle'r cais mewn perygl o lifogydd ac yn disgyn i Barth Llifogydd 2/3 Afonydd. Fel rhan o'r cais cyflwynwyd adroddiad Map Canlyniadau Llifogydd a daethpwyd i'r casgliad bod y bwriad o fewn paramedrau derbyniol meini prawf A1.14 ac A1.15 TAN15.

Ymgynghorwyd â Chyfoeth Naturiol Cymru ar y cais ac nid oedd ganddynt ddim gwrthwynebiad, gan ddynu sylw at y ffaith bod asesiad o ganlyniadau llifogydd yn rhoi dealltwriaeth ddigonol o'r risgiau llifogydd sy'n gysylltiedig â'r adeilad hwn ac nad oes ganddynt ddim pryderon ynghylch y bwriad fel y'i cyflwynwyd. Yn sgil y bwriad yn cydymffurfio â Nodyn Cyngor Technol 15, ystyrir bod y bwriad yn dderbyniol.

RHESYMAU DROS RHOI ADRODDIAD I'R PWYLLGOR:

Rhoddir adroddiad am y cais i'r Pwyllgor Rheoli Datblygu i'w ystyried gan fod y cais yn cael ei gyflwyno ar safle sy'n eiddo i

Gyngor Sir Ceredigion ac sy'n cael ei ddefnyddio ganddo.

ARGYMHELLIAD:

Cymeradwyo yn destun amodau

Rhif y Cais / Application Reference	A230425
Derbyniwyd / Received	14-06-2023
Y Bwriad / Proposal	Use class change from B1 (offices) to D1 use (Health Centre) for localised areas on the floor plan
Lleoliad Safle / Site Location	Canolfan Rheidol Rhodfa Padarn, Llanbadarn Fawr, Aberystwyth, Ceredigion, SY23 3UE
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	(Hywel Dda University Health Board), Glangwili General Hospital Dolgwili Road, Carmarthen, SA31 2AF
Asiant / Agent	Mr Glenn Lee (Asbri Planning), Asbri Planning, Suite D, 1st Floor 220 High Street, Swansea, SA1 1NW

THE SITE AND RELEVANT PLANNING HISTORY

The application site refers to the Ceredigion County Council offices, known as Canolfan Rheidol, which is located within Llanbadarn, approximately 1 mile from the town centre of Aberystwyth. The building is a 4 storey building currently occupied by staff of various departments throughout the council. The site is accessed via an unclassified road, heading North/North-West along Rhodfa Padarn. The site benefits a large car parking area to the West of the application site. Within the nearby vicinity, there are a variety of uses, including additional office buildings, retail units and residential properties.

The planning history at the site is extensive and with multiple planning applications ranging from the early 1990's which consist of the preparation of the site and the creation of roads. The building gained planning permission in 2007 under application A070192 and more recently applications to install evaporating coolers and solar panels in 2013 and 2020 respectively.

DETAILS OF DEVELOPMENT

The application seeks full planning permission for the change of use of part of the existing Ceredigion County Council (CCC) offices currently classified within the B1 class use order, to a health centre, which would be classified within the D1 class use. The change of use will occur on aspects of both the ground and first floor of the building. On the ground floor, the area equates to circa 270 meters squared which will include a reception area, waiting room, staff rooms including WC and shower facilities, store rooms and interview/consultation/treatment rooms. The first floor space measures circa 120 meters squared, comprising of 3 counselling rooms, 2 large meeting rooms, a reception landing and a waiting room.

Externally, the proposal seeks minor amendments to the fenestration and alterations to the access doorways. The proposal would see the removal of 1 existing door at the meeting room ground floor to be replaced with windows matching that of the existing building. With the entrance at the South-West of the building becoming the main point of access for staff and visitors.

RELEVANT PLANNING POLICIES AND GUIDANCE

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

DM03 Sustainable Travel

DM04 Sustainable Travel Infrastructure as a Material Consideration

LU13 Change of Use in Relation to Existing Employment Land or Buildings

LU22 Community Provision

S01 Sustainable Growth

S02 Development in Urban Service Centres (USCs)

FW21 Future Wales: The National Plan 2040

PPW21 Planning Policy Wales (edition 11, February 2021)

OTHER MATERIAL CONSIDERATIONS

CRIME AND DISORDER ACT 1998

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

EQUALITY ACT 2010

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

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

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

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

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

CONSULTATION RESPONSES

Cyngor Cymuned Llanbadarn Fawr Community Council - No Response

Highways - No Observations

Land Drainage - No Objection

NRW - No Objection

No other third party representations have been 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 seeks the change of use from an office (B1 use) to a health centre (D1 use). Given that the change of use is in relation to existing employment land, the relevant policy to consider is Local Development Plan (LDP) policy LU13. LDP policy LU13 highlights, that in the first instance, a change of use from a B class (B1, B2 or B8) should be within another B class use. However, as the proposal only seeks to change a small section of the building to D1 use, with the B1 use continuing throughout the rest of the building, a pragmatic approach will be applied to the LDP policy in conjunction with relevant national policies.

Applying the criterion contained within LDP policy LU15, development will be supported providing 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.

As previously mentioned the use of the building will continue as an office for the main part, therefore, the viability of the building will continue to serve a large number of people offering jobs to the community. Thus ensuring that the loss of a small aspect of the office does not leave an under provision within the Travel to Work Area. Consensus data obtained from the Office for National Statistics notes that from 2021 nearly 25% of residents within the Llanbadarn and surrounding community are working from home. It is acknowledged that a portion of CCC staff are working remotely and utilising a 'hybrid' working pattern, entailing a mix of office based work and home working. The reduction in the number of staff operating a full-time office based role has meant that at some points the office building is under occupied. The added D1 use will ensure that the building is utilised to its full potential, without having to build a purpose built building to house the health centre. On the whole, the integrity of the building will not be affected by the addition of the D1 use, being relatively small scale compared to the size of the office space. The infrastructure already exists to allow for the ease of travel via sustainable methods such as public transport and active travel routes/pavements.

The Health Centre would provide the local residents and the surrounding community with much improved health care facilities, as such providing a community provision. LDP policy LU22 notes that the Local Planning Authority will help sustain and enhance community provision by supporting the development of new sustainable community provision, provided that:

- i. They are located within or adjoining a settlement;
- ii. The planning application demonstrates that the feasibility of multi use has been considered;
- iii. No suitable facility exists nearby which could appropriately accommodate the proposed use; and
- iv. where the proposal is for a facility being relocated, it can be demonstrated that the existing site is no longer suitable for that use.

For the purposes of planning, the application site is located within Llanbadarn Fawr, which forms part of the Aberystwyth settlement group, proving accordance with criterion 1 of policy LU22. The multi use function of both D1 and B1 uses have been discussed and considered that the building is an appropriate location for such services given its sustainable location.

The Local Planning Authority is therefore satisfied that the proposal is acceptable in land-use planning terms and meets the requirements of policies LU13 and LU22 of the adopted LDP.

Other Material Considerations

Design

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. The inly changes proposed are that of amendments to fenestration and access doorways, which are considered acceptable. The materials and choice of finishes will match that of the existing building, ensuring that the new additions will harmonise seamlessly to it surroundings. The changes are therefore adjudged to conform with LDP policy DM06.

Flooding

Flood Risk Map confirms the site to be within Zone C1 of the Development Advice Map (DAM) contained in TAN15 and the FMfP identifies the application site to be at risk of flooding and falls into Flood Zone 2/3 Rivers. As part of the application a Flood Consequence Map report was submitted and concluded that proposal is within the acceptable parameters of TAN15 A1.14 and A1.15 criteria. NRW were consulted on the application and raised no objection, highlighting that FCA provides a sufficient understanding of the flood risks associated with this building and have no concerns with the proposal as submitted. In light of the proposal proving accordance with Technical Advice Note 15, the proposal is deemed acceptable.

REASONS FOR REPORTING TO COMMITTEE:

The application is reported to the Development Management Committee for consideration in view that the application is submitted on a site owned and utilised by Ceredigion County Council.

RECOMMENDATION:

Approve STC