LAMPETER TOWN COUNCIL
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AT SYLW: Catrin Newbold, Swyddog Cynllunio, Cyngor Sir Ceredigion
Re: Cais Cynllunio: A171092 GWRTHWYNEBIAD FFURFIOL

Cynnig: Dymchwel Adeiladau Ysgol a chodi 21 Anheddau preswyl fforddiadwy â pharcio cysylltiedig, tirweddu a gwaith ategol

Lleoliad: Ysgol Gynradd Ffynnonbedr, Heol Bryn, Llanbedr Pont Steffan, Ceredigion, SA48 7EF

Cyflwynir Gwrthwynebiad Ffurfiol gan Gyngor Tref Llanbedr Pont Steffan yn erbyn y Cais Cynllunio uchod am y rhesymau a ganlyn:

1. **Dwysedd y Safle:** Ystyrir bod 21 annedd (deiliadaeth gymysg) yn ddatblygiad ormodol ar gyfer y safle ac oddeutu tair gwaith y swm a argymhellir yng Nghynllun Datblygu Lleol (CDLl) Cyngor Sir Ceredigion. Cwestiynir os oes gwir angen datblygiad o'r raddfa hon? A oes galw lleol digonol?
   A allech chi egluro a fydd y preswylfeydd yn rhai fforddiadwy neu'n gymdeithasol ar ôl diffinio’r ddau statws.

2. **Materion Traffig ym Mryn-yr-Eglwys** ac yn arbennig ger y gyffordd wrth fynedfa'r safle arfaethedig. Nid yw'r materion canlynol wedi eu hystyried:

   2.1 Ardaloedd cul ym Mryn-yr-Eglwys;
   2.2 Y parcio helaeth parhaus ar y stryd ar hyd canran uchel o Fryn-yr-Eglwys, sy'n lleihau llif traffig i un lôn bob amser;
   2.3 Y nifer fawr o gerbydau, sydd eisoes yn defnyddio Bryn-yr-Eglwys i dderbyn mynediad i safleoedd preswyl cyfagos a hefyd fel ffordd gyswllt o'r A475 i'r A482, mewn ymgais i osgoi gorlenwad traffig Canol y Dref.
   2.4 Materion Diogelwch sy'n ymwneud â'r nifer o blant sy'n croesi a / neu'n cerdded ar hyd y mannau prysur presennol o fewn Bryn-yr-Eglwys ar eu ffordd i ac o’r ysgol yn ystod cyfnodau traffig brig.
   2.5 Problemau parcio pellach.

3. **Perygl o lifogydd sy'n debygol o godi ar Heol y Bryn a Ffordd Cambrian** yn seiliedig ar faterion hir-dymor sy'n gysylltiedig â llif draenio a llif wyneb ar hyd Heol y Bryn. Deallwn mai mater a dderbynnir sylw gan Adnoddau Naturiol Cymru (ANC) ydyw ond gwerthfawrogir eglurhad pellach.

4. **Y pwysau pellach ar y gwasanaethau a'r cyfleusterau cyhoeddus** sydd eisoes wedi'u hymestyn i'r ymylon i gynnwys y gwasanaethau meddygol, yr ysgol a'r ddarpariaeth camddefnydd cyffuriau / alcohol. Mae datblygiad preswyl mawr eisoes ar y gweill ym Mrongest, Heol Llanfair a petai'r datblygiad hwn yn mynd yn ei flaen anodd yw amgyffred sut fyddai'r gwasanaethau hyn yn ymdopi.

5. **Ni ddylid dymchwel yr Adeilad Ysgol Isaf ar hyd Heol y Bryn;** agorwyd ym 1903 a ffurfir ran bwysig o dreftadaeth Llanbedr Pont Steffan ac yn nodnod nodedig y dref. Dylid ymdrechu i gadw'r ffryntiad brics coch; gellid ei drawsnewid i floc deniadol o fflatiau (fel yr argymhellir yn y CDLl) ble mae pobl am fyw a ffynnu neu ar gyfer defnydd arall sydd addas i'w statws.

6. **Gresynwyd y sefyllfa bresennol gan rai aelodau o'r Cyngor Tref ynghylch *Tŷ Tai Cymru a Gorllewin Cymru*** yn rhentu eiddo yn Llanbedr Pont Steffan, ee problemau gwrthgymdeithasol sydd wedi codi a chyflwr gwael rhai adeiladau. Nid yw'n sicr a ellir goresgyn her y Rhaglen Tai Cymdeithasol hon o dan y sefyllfa sydd ohoni.

7. **Y dylanwad anffafriol o bosibl ar yr iaith Gymraeg** a'i diwylliant.

8. **Yr effaith ar gryfder Band Eang** yr ardal o ganlyniad i'r datblygiad.

   Cymeradwyir y ddogfen "Cais Cynllunio A171092 Ffynnonbedr - 7 gwrthwynebiad allweddol" a luniwyd gan Mr John Crowther.

   Gobeithiwn y byddwch yn ystyried safbwynt pobl leol Llanbedr Pont Steffan yn dosturiol ac yn hysbysu'r Cyngor Tref o holl ddatblygiadau pellach sy'n ymwneud â'r Cais

FAO: Catrin Newbold, Planning Officer, Ceredigion County Council

Re: Planning Application: A171092 FORMAL OBJECTION

Proposal: Demolition of School Buildings and erection of 21 affordable residential dwellings with associated parking, landscaping and ancillary works

Location: Ffynnonbedr Primary School, Bryn Road, Lampeter, Ceredigion, SA48 7EF

Lampeter Town Council submits a Formal Objection against the above Planning Application for the following reasons:

1. **Density of the Site:** 21 dwellings (mixed tenure) are perceived as too dense a development for the site and approximately three times the recommended amount quoted within Ceredigion County Council's (CCC) Local Development Plan (LDP).
   The Town Council questions whether there is an actual housing need for a development of this scale. Is there sufficient local demand?

   Could you clarify whether the residences will be affordable or social after defining each status?

2. **Traffic Issues at Bryn-yr-Eglwys and** in particular at the junction at the entrance to the proposed site. The following matters have not been factored in:

   2.1 The current narrowness of sections of Bryn-yr-Eglwys;
   2.2 Present extensive on-street parking along most of Bryn-yr-Eglwys, which reduces traffic- flow on a continuous basis to one-lane;
   2.3 The large volume of vehicles, which already use Bryn-yr-Eglwys to access adjacent residential sites and also as a link road from the A475 to the A482, in a bid to avoid the congested Town Centre.
   2.4 Safety Issues concerning the many children who cross and/or walk along these already busy sections of Bryn-yr-Eglwys, on their way to and from school, during peak traffic periods.
   2.5 Further parking problems would arise.

3. **Probable Increased flood risk within Bryn Road and Cambrian Road** based on the long-standing issues associated with drainflow and surface flow along Bryn Road. We understand that this is a matter, which will be addressed by Natural Resources Wales (NRW) but further clarification would be appreciated.

4. **The further demand on the already over-stretched public services and facilities** to include the medical services, school and drug/alcohol problems.

A large residential development is already underway at Brongest, Llanfair Road and should this Development go-ahead it is difficult to envisage how these services will cope.

5. **The Lower School Building along Bryn Road should *not* be demolished;** it was opened in 1903 and forms an important part of Lampeter's heritage and a notable landmark of the town. The red brick frontage should be retained; it could be converted into an attractive block of flats (as recommended in the LDP) where people wish to live and thrive or for some other use, which is in keeping with its character.

6. **Some members of the Town Council have expressed their disquiet with the current situation concerning the renting of properties by *Tai Wales and West Housing*** in Lampeter eg anti-social problems, which have arisen and the state of disrepair of certain buildings. It is unsure whether the challenges of this Social Housing Programme could be met at present.

7. **The possible detrimental effect on the Welsh Language** and its culture.

8. **The impact on the strength of Broadband** in the area as a result of the development.

   The Town Council endorses the document "Planning Application A171092 Ffynnonbedr – 7 key objections" as compiled by Mr John Crowther.

   We hope that you will consider sympathetically the views of the local people of Lampeter and keep the Town Council informed on all further developments concerning this Application.

Yn gywir/ Sincerely

M.E.Thomas

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Clerc / Clerk