

DEDDF CYNLLUNIO TREF A GWLAD 1990
CYNLLUNIO TREF A GWLAD (DATBLYGIAD CYFFREDINOL)
GORCHYMYN 1995 - HYD HEDDIW
DEDDF CYNLLUNIO A IAWNDAL 1991
RHEOLIAD HYSBYSEBU CYNLLUNIO TREF A GWLAD 1994
DEDDF CYNLLUNIO (ADEILADAU RHESTREDIG A CHADWRAETH)
1990
CEISIADAU AM GANIATAD DATBLYGU

Adroddiadau ac argymhellion gan Swyddogion i'w hystyried a'u datrys gan Awdurdod Cynllunio'r Sir.

Bydd pob cais am y cynigion a nodir yn yr adroddiad hwn ar gael i'w archwilio gan Aelodau o'r Pwyllgor cyn ac yn ystod y cyfarfod lle ystyrir y ceisiadau.

Gellir gweld y Papurau Cefndir i bob cais, gan gynnwys ffurflenni, cynlluniau, gohebiaeth, Cynllun Datblygiad a dogfennau arweiniad yn ystod yr oriau swyddfa arferol.

Nid yw'r atodiad y cyfeiriwyd ato yn yr adroddiad ar gael yn Gymraeg ac mae hynny yn unol â Chynllun Iaith Gymraeg y Cyngor

MATERION GORFODI

ENF/2003/0002 Esgeuluso Adeilad Rhestredig

ENF/2003/0003 Arwyddion Heb Ganiatâd

ENF/2003/0004 Ffens sydd dros 1 m o uchder wrth ochr y briffordd

COPIAU AR GAEL GAN Y PENNAETH GWASANAETHAU CYNLLUNIO

ADRODDIAD GAN BENNAETH YR ADRAN CYNLLUNIO

**RHWYMEDIGAETH RHAN 106
DATBLYGIAD TIR GOFOD AGORED PANT GLAS,
LLANELWY**

1. PWRPAS YR ADRODDIAD.

- 1.1 Cytuno ar bennau telerau Rhwymedigaeth Rhan 106 yn gysylltiedig â chais am ganiatâd cynllunio ar gyfer datblygiad ar gyfer tir agored ar gyffordd Tan y Bryn a Phant Glas, Llanelwy i bwrpas anheddau.

2. CEFNDIR

- 2.1 Yng nghyfarfod y Pwyllgor Cynllunio ar 26 Mehefin 2002 penderfynodd yr aelodau i roi caniatâd cynllunio ar gyfer datblygu 0.16 hectar o dir ar gyfer anheddau, yn amodol ar i'r ymgeiswyr, sef Cyngor Tref Llanelwy, gychwyn rhwymedigaeth o flaen llaw o dan Adran 106 Deddf Cynllunio Gwlad a Thref 1990. Gofynnodd yr aelodau hefyd imi adrodd yn ôl i'r Pwyllgor hwn gyda phennau telerau a awgrymwyd ar gytundeb, ar ôl trafod y mater gyda Chyngor y Dref.

- 2.2 Amcan y Rhwymedigaeth Adran 106 yw sicrhau y defnyddir unrhyw elw o werthu'r tir safle agored ar gyfer anheddau er mwyn creu lle agored cyhoeddus a/neu cyfleustodau chwarae o fewn ardal Cyngor Cymunedol Llanelwy. Bydd yr aelodau'n gallu dwyn i gof fy mod wedi argymhell gwrthod y cais ond roeddwn wedi cynghori, petâi'r aelodau'n dymuno fel arall, yna byddai angen rhwymedigaeth cynllunio i sicrhau bod unrhyw werth datblygiad yn cael ei ddefnyddio er budd y Gymuned. Mae copi o'r adroddiad Pwyllgor gwreiddiol ynghlwm.

3. TELERAU'R RHWYMEDIGAETH

- 3.1 Bu gohebiaeth a chyfarfod gyda chynrychiolwyr Cyngor y Dref, a chadarnhaodd Cyngor y Dref eu bod yn dymuno symud ymlaen gyda'r rhwymedigaeth yn unol â'r telerau a ddisgrifir isod.

- (i) Mae Cyngor y Dref am ddefnyddio'r holl elw o werthu'r man agored ar adnoddau chwarae/man agored newydd a gwell o fewn ardal Cyngor Cymuned Llanelwy (yn amodol ar dynnu unrhyw ffioedd proffesiynol a ddaeth yn sgil gwerthu'r tir).
- (ii) Y rhwymedigaeth i fod i gynnwys rhestr o'r cynlluniau arfaethedig fydd yn derbyn yr arian sydd yn gysylltiedig â gwerthu'r tir agored sef;
- (iii) Gwella safle gwag y Stryd Fawr i greu man agored.
- (iv) Gwella'r cyfleusterau newid ar gae chwarae'r Gro
- (v) Cyfleustodau sglefrfyrdio yn y dref.
- (vi) Darparu llwybr ar y man agored wrth yr afon
- (vii)

Y rhwymedigaeth i fynnu bod yr elw o werthu safle Pant Glas i'w wario o fewn cyfnod penodol ar ôl y gwerthiant, sef 3 blynedd.

4. ARGYMHELLIAD

4.1 Argymhellir drafftio Rhwymedigaeth Rhan 106 gan gynnwys y telerau a ddisgrifir o fewn paragraff 3 uchod a bod y caniatâd cynllunio yn cael ei roi ar unwaith yn dilyn cwblhau'r rhwymedigaeth.

**Y FFERM WYNT DWRBEIN ARFAETHEDIG YN NHIR MOSTYN –
FOEL GOCH, NANTGLYN, SIR DDINBYCH
RHIF COD Y CAIS AM GANIATÂD CYNLLUNIO- 25/710/99/PF**

ADRODDIAD GWYBODAETH ODDI WRTH BENNAETH Y GWASANAETHAU CYNLLUNIO

1. PWRPAS YR ADRODDIAD:

1.1 Mae'r adroddiad yn cyflwyno'r wybodaeth ddiweddaraf mewn perthynas â'r caniatâd cynllunio am fferm wynt yn Nantglyn a ganiatawyd yn dilyn ymchwiliad lleol yn Ninbych ym mis Rhagfyr 2001 ac ystyriaeth adroddiad yr Arolygydd gan Bwyllgor Penderfyniadau Cynllunio y Cynulliad Cenedlaethol ym mis Gorffennaf 2002.

2. CEFNDIR

2.1 Bydd yr aelodau'n gallu dwyn i gof y cyflwynwyd y cais cynllunio gerbron y Cyngor Sir ym mis Medi 1999. Cafodd ei ddiwygio'n sylweddol rhwng mis Mehefin a mis Awst 2000, a rhoddwyd adroddiad ohono er mwyn ei ystyried gan Bwyllgor Cynllunio'r Sir ym mis Tachwedd 2000.

3.

2.2 Penderfynodd Pwyllgor Cynllunio'r Sir y dylid caniatáu hawl cynllunio, ond cyn rhoi'r Dystysgrif Penderfyniad cafodd y cais ei 'galw i mewn' yn ffurfiol ar gyfer penderfyniad y Cynulliad Cenedlaethol.

2.3 Yn ôl hysbysiad y cynulliad Cenedlaethol ym mis Gorffennaf 2002, y bwriad oedd iddynt ganiatáu'r cais, yn ddibynnol ar amodau, ac i gyflwyno Cytundeb Rhan 106 a arwyddwyd ac a seliwyd gan yr holl rai oedd â buddiant perthnasol, gan gynnwys safle'r cais a chamau lliniaru ardal gwella cynefin y rugiar ddu .Ni roddwyd unrhyw Dystysgrif Penderfyniad, am nad oedd modd rhyddhau tystysgrif hyd oni chwblhaed Cytundeb Rhan 106.

2.4 Ers hysbysiad y Cynulliad ,ym mis Gorffennaf 2002, o'u bwriad i roi caniatâd, bu cynrychiolwyr y cwmni a gyflwynodd y cais, y tiffeddianwyr yr effeithir arnynt, y Cynulliad Cenedlaethol, a phleidiau eraill sydd â buddiant, yn cymryd rhan mewn trafodaethau manwl ynghylch ffurf a sylwedd y cytundeb. Erbyn hyn fe gwblhawyd cytundeb unochrog, ac fe gadarnhaodd y Cynulliad Cenedlaethol eu barn fod y camau yn y cytundeb yn sail effeithlon i'r Cyngor Sir gymryd camau gorfodi (petai angen) mewn perthynas â'r Camau Lliniaru Cynefinoedd sydd ynddo.

2.5 Felly cadarnhaodd y Cynulliad Cenedlaethol, mewn cyfathrebiaeth dyddiedig 19 Rhagfyr 2002, eu bod yn caniatáu hawl cynllunio am y datblygiad fferm wynt, yn amodol ar y cytundeb unochrog , a'r amodau cynllunio a welir yn Atodiad yr adroddiad hwn.

2.6 Rhoi gwybod am y sefyllfa i'r pleidiau sydd â buddiant.

3. ARGYMHELLIAD

3.1 Derbyn yr adroddiad gwybodaeth.

Adroddiad gan Bennaeth y Gwasanaethau Cynllunio

COD YMARFER GORAU I AELODAU A SWYDDOGION

1.0 Pwrpas yr Adroddiad

Cadarnhau'r eglurhad pellach ar gais y Cyngor Llawn

2.0 Cefndir

2.1 Cymeradwyodd y Cyngor Llawn y Cod Ymarfer Gorau yn Atodiad 1 ar 19 Tachwedd 2002 (Cofnod 729) yn amodol ar:

- a) paragraff 6 (Siarad Cyhoeddus yn y Pwyllgor) i'w gyfeirio at y Panel Moderneiddio ar gyfer ei ystyried
- b) y swyddogion i egluro pa rannau sydd yn cyfeirio at y Pwyllgor Cynllunio /Aelodau'r Cyngor Sir
- c) ychwanegu'r geiriau canlynol ar ddiwedd paragraff 9.5 *"ac nid yn Aelod sydd yn cynrychioli'r Cyngor Sir"*

3.0 Cod diwygiedig

Cyflwyno'r mater sydd yn ymwneud â siarad cyhoeddus gerbron y Panel Moderneiddio yn ddiweddarach eleni.

3.2 Mae Swyddogion wedi egluro pa adrannau sydd yn gymwys ar gyfer y Pwyllgor/Aelodau'r Cyngor Sir, a bydd y rhain yn ymddangos mewn llythrennau trwm ac wedi'u tanlinellu yn y Cod sydd yn atodol at yr adroddiad hwn.

3.3 Newidiwyd Paragraff 9.5

4.0 Argymhelliad

4.1 Argymhellir i'r Pwyllgor Cynllunio dderbyn y geiriau sy'n ymddangos mewn llythrennau trwm ac sydd wedi'u tanlinellu yn Atodiad 1.

CODE OF BEST PRACTICE

FOR COUNCILLORS AND OFFICERS DEALING WITH PLANNING MATTERS

The revised Code of Best Practice was approved by the Full Council in November 2002 and came into effect on the 1 January 2003.

Reference to "Members" or "Councillors" shall mean all members of the County Council except where specified.

1. DEVELOPMENT PLAN PROPOSALS AND PLANNING APPLICATIONS SUBMITTED BY MEMBERS AND OFFICERS, AND COUNCIL DEVELOPMENT PROPOSALS

- 1.1 Members submitting their own proposals or acting as agents for individuals or companies pursuing a planning matter or where a proposal relates to land which they own will take no part in the decision-making process for that proposal.
- 1.2 Planning applications submitted by or on land owned by members or close relatives* will be determined by the Planning Committee. (*Close relative is defined as spouses/partners, parents, children and brothers and sisters.)
- 1.3 Planning applications submitted by or on land owned by Officers of Planning Services, Heads of Service, Directors and Chief Executive, or close relatives* of such officers, will not be dealt with by officers under delegated powers. Such proposals will be reported to the Planning Committee. (*Close relative is defined as spouses/partners, parents, children and brothers and sisters.)
- 1.4 The Monitoring Officer will be informed of all applications submitted by, or on land owned by members and officers of Planning Services, Heads of Service, Directors and Chief Executive of the council, or close relatives of such officers.
- 1.5 Proposals for the Council's own development except where on Council owned land related to the functions of the Council will be determined by the Planning Committee (or Council in the case of significant departures) and treated in the same way as those by private developers.
- 1.6 Proposals for a Council's own development will be treated in the same way as those of private developers in accordance with DOE Circular 19/92.

2. LOBBYING OF AND BY COUNCILLORS

- 2.1 Members **of the Planning Committee** should avoid taking a firm view on a planning matter in advance of the Planning Committee meeting. Members **of the Planning Committee** may form a view or opinion, but should not openly declare which way they

intend to vote in advance of the Planning Committee meeting. Members **of the Planning Committee** should avoid campaigning actively, or going public, in support of a particular outcome. Great care should be taken when calling in an application to be determined by the Planning Committee under Part 2 A (iv) of the delegation scheme. Members **of the Planning Committee** will make the final decision at the Planning Committee after receiving/hearing all the evidence and arguments on both sides and after duly considering the officer's report. **Members not on the Planning Committee will be allowed to address the Planning Committee to convey the views of their constituents on a planning matter with the agreement of the Chair, but like Members of the Planning Committee, should avoid taking a firm view before hearing all the evidence.**

- 2.2 Paragraph 2.1 above is applicable to all Members where applications are determined by Full Council.
- 2.3 Members will not put pressure on officers for a particular recommendation, nor seek to improperly influence a decision likely to compromise their impartiality.
- 2.4 Members who are unsure whether an interest should be declared will seek the advice of the Council's Monitoring Officer.
- 2.5 Members should advise the Ward Councillor as a courtesy in cases where they are seeking to be involved in a development proposal or enforcement issue outside their own Ward.
- 2.5 "Councillors should in general, avoid organising support for or against a planning application and to avoid lobbying other Councillors". (LGA Circular 98/02 para 8.10)

COMMENT

Lobbying is a part of the political process. Those who may be affected by a planning decision will often seek to influence it through an approach to their elected ward member or to a member of the Committee. The Nolan Committee accepts that it is essential for the proper operation of the planning system that local concerns are adequately ventilated. However, lobbying can lead to the impartiality and integrity of a member being called into question. When being lobbied, members should take care about expressing an opinion which may be taken as indicating that they have already made their mind up on the issues before they have been exposed to all the evidence and arguments. Councillors should take account of private views and those of wider public interest. They should not favour any person, company, group or locality, nor put themselves in a position where they appear to do so (LGA Circular 98/02, para 5.4). Members should be aware that the planning decision process involves rules of procedure, rights of appeal and an expectation that people will act reasonably and fairly, with the added possibility that an aggrieved party may seek Judicial Review of the way the decision was made, or complain to The Ombudsman on grounds of maladministration.

Members of the Planning Committee should not openly declare which way they intend to vote in advance of the planning meeting and of hearing evidence and arguments on both sides. If the member of the Planning Committee responds to lobbying by deciding to go public in support of a particular outcome the proper course of action for such a member would be to make an open declaration and not vote.

3. PRE-APPLICATION AND ENFORCEMENT DISCUSSIONS AND NEGOTIATIONS

- 3.1 Members should, wherever possible, refer requests for advice to officers.
- 3.2 Members and officers involved in pre-application and/or enforcement related discussions with potential applicants should make clear at the outset that the advice is not binding on the Council. Members will state that any views are personal and provisional.
- 3.3 Advice should be consistent and based upon the development plan and material planning considerations.
- 3.4 In pre-application and enforcement discussions, Members and officers will keep notes where they consider a meeting or telephone call is likely to be controversial.
- 3.5 Application and enforcement related negotiations will be conducted by officers. Officers will brief members when appropriate.

4. OFFICER REPORTS TO PLANNING COMMITTEE

- 4.1 Officers will produce written reports on all planning applications reported to the Planning Committee.
- 4.2 Reports will cover, among other things:
 - description of the planning application
 - substance of objections
 - views of case officers and those consulted
 - relevant development plan policies
 - site or related history
 - other material planning considerations
 - outcome of environmental statement (where one has been submitted)
 - recommendation
 - the heads of agreement of any recommended Section 106 obligation
- 4.3 Officers will provide written reports on all enforcement matters reported to the Planning Committee. On occasions enforcement reports will need to be presented under Part 2 of the agenda when public and press need to be excluded because of the content of the item.
- 4.4 Reports will be updated orally at the Planning Committee meeting.
- 4.5 If the report's recommendation is contrary to the provisions of the development plan, the material considerations which justify this will be clearly stated.
- 4.6 Oral reports or written reports handed out at Committee should only take place in exceptional circumstances.

5. LATE CORRESPONDENCE

- 5.1 The substance of correspondence received by officers after the committee report has been completed will be reported orally to Members **of the Planning Committee** at the **Committee meeting**, provided the correspondence is received before 5pm on the day before the Committee starts. If correspondence is received after this deadline, including

at Committee, only the receipt of the item will be recorded but a copy will be made available at Committee.

- 5.2 Members **of the Planning Committee or other Members** who read out at Committee or refer to letters received from their electorate/applicant/objector should, as a matter of courtesy, provide an advance copy to officers.

6. PUBLIC SPEAKING AT COMMITTEE

- 6.1 Public speaking by applicants, objectors, contraveners, complainants or third parties is not allowed at Planning Committee meetings.

COMMENT

The Council consults widely and currently gives more than the statutory minimum time for responses. It considers that the disbenefits (e.g. legislative meetings, difficulties in managing committee meetings, ensuring fairness and establishing a practical protocol) outweigh the benefits.

7. SITE VISITS BY THE SITE INSPECTION PANEL

- 7.1 Site inspection panels cause delay and additional costs and will only be used in exceptional cases where the expected benefit is substantial.
- 7.2 Site inspection panels will be carefully arranged and their composition, format and conduct will follow the 'Guidelines for Site Inspection Panels' approved by The Planning and Economic Development Committee on the 10th September, 1997.
- 7.3 Members **of the Planning Committee** proposing Site Inspection Panels will state clearly why an Inspection Panel should be appointed and how the benefit would be substantial. The reasons should be planning reasons related to the development proposed or enforcement issues reported and should clearly state the physical features on sites or surroundings which requires detailed inspection.
- 7.4 A site visit is only likely to be necessary if **(1)** the impact of the proposed or unauthorised development is difficult to visualise from the plans and any supporting material including photographs; **(2)** the proposal is particularly contentious.
- 7.5 A record will be kept of the reason(s) why a Site Inspection Panel is called.

8. PLANNING COMMITTEE DECISIONS

- 8.1 The Chair of the Planning Committee will make it clear for the benefit of members and the public the decision of the Committee following the vote.
- 8.2 Where Members **of the Planning Committee** grant or refuse a planning application against officer recommendation, Members will provide the following particulars at the Planning Committee meeting and the particulars minuted.
- The terms of conditions or heads of the Section 106 Agreement to be attached to the grant.
 - The reason(s) for granting or refusing the planning application.
 - The reason(s) for not accepting the recommendation.

- 8.3 Where members **of the Planning Committee** refuse planning permission against officer recommendation, without justified planning reasons, the Head of Planning Services in consultation with the Monitoring Officer, may report the application back to the next planning committee or Full Council meeting with a covering report dealing with the suitability of the reasons for refusal.
- 8.4 Where Members **of the Planning Committee** decide to take/not to take enforcement action against officer recommendation, Members **of the Planning Committee** will provide the following particulars at the Planning Committee meeting and the particulars minuted.
- The reason(s) why it is / is not expedient to take enforcement action.
 - Where enforcement action is required, the steps to be taken to remedy the breach and the period for compliance.
 - Where enforcement action is not required, give instruction to officers as to what other (if any) action is required.

COMMENT

As part of the democratic process, Members **of the Planning Committee** will occasionally make decisions against officer recommendation. Officer reports to the Planning Committee contain the planning justification for the recommendation. It is important when Members **of the Planning Committee** make decisions contrary to the recommendation that the reason(s) for the decision is/are full, clear and carefully minuted.

9. APPEALS

- 9.1 Officers will organise and generally appear as witnesses at public inquiry or informal hearing on behalf of the Council.
- 9.2 Officers giving evidence as witness will present the best possible case on behalf of the Council while complying with the RTPI Code of Professional Conduct. The appeal will be conducted in accordance with the agreed procedure as set out in the report on Planning Appeals and Member Involvement approved at Planning Committee on 16th December 1998.
- 9.3 Members **of the Planning Committee** will be required to give evidence at inquiry or informal hearing in appeals where an officer recommendation has been reversed. The Planning Committee shall appoint representatives to give evidence at the hearing/inquiry (normally the proposer and the seconder of the proposal).
- 9.4 In exceptional cases it may be necessary to use Planning Consultants, rather than officers, to present the Council's case. Committee approval will be sought in such cases.
- 9.5 Members should not appear as witness for the appellant or give evidence at appeals on behalf of the appellant. **However, there may be occasions where they wish to support an appellant** in their capacity as local ward members and in doing so, they should declare that they are **expressing their own personal opinion and** acting in this capacity alone **and not as a member representing the County Council or the Planning Committee.**
- 9.6 Local members will receive, for comment, a copy of the Council's proposed Rule 6 statement in Inquiry cases.

COMMENT

The professional responsibility of a Chartered Town Planner as a witness at a local inquiry or informal hearing are governed by The RTPI Code of Professional Conduct which requires member officers to conduct themselves in such a manner as to uphold the reputation of the RTPI and of the planning profession. In particular, it requires that officers do not undertake any duties or carry out any instructions of a public employee or other employee, or a client or supervisor which involves making statements purporting to be their own, but which are contrary to their bona fide professional opinion. Conflicts of interests are likely to occur at an inquiry arising from a decision taken by the Council contrary to a professional recommendation. The advice of the RTPI (PAN4 "*Chartered Town Planners at Inquiries*" and PAN9 "*Development Control - Handling Appeals*") is that officers as witness at an inquiry or hearing are there to give evidence and opinion. This must be true evidence, true to the best of his or her understanding and knowledge. The evidence can be the authority's stated opinion and local opinion. While officers should not volunteer giving information that the case made is at variance with his/her own professional opinion if challenged the officer must give an opinion based on the report to Committee. The RTPI considers that where there are clear differences of opinion which would be detrimental to the Council's case, the planning case officer is unlikely to be the best witness and the Council must accept the consequences of such a revelation. The better alternative according to the RTPI is to call someone else, who is in a position to speak with conviction, e.g. member of the Planning Committee or consultant(s) employed by the Council. Members **of the Planning Committee** will, therefore, be required to appear/present case on behalf of the Council.

10. TRAINING AND REVIEW OF DECISIONS

- 10.1** Members of the Planning Committee will be offered training on the planning process when first serving on the planning committee.
- 10.2** All members will be offered training annually.
- 10.3** Members **of the Planning Committee** will be updated regularly on changes to legislation or procedures.
- 10.4** Officers will arrange for members **of the Planning Committee** to visit a sample of implemented planning permissions and enforcement sites to assess the quality of decisions. These will include examples from a broad range of categories, including delegated decisions. The results will be used to review planning policy guidelines or practices.

11. COMPLAINTS AND RECORD KEEPING

- 11.1** Officers will operate the Council's complaints system.
- 11.2** All reports of alleged unauthorised development and enquiries will be recorded.
- 11.3** All planning applications, including delegated applications, enforcement files, building regulations and development plan files, will contain a written account of events throughout its life.

12. INFORMATION

- 12.1 Planning Services will comply with the Access to Information Act and the Data Protection Act.
- 12.2 Members will receive weekly lists of planning applications received.
- 12.3 **Local** ward members will receive notification of enforcement cases to be reported to Committee and copies of enforcement notices served.
- 12.4 **Local** ward members will receive notification of appeals lodged and decisions.
- 12.5 Members **of the Planning Committee** will receive regular enforcement, appeal and planning application progress reports.
- 12.6 Members **of the Planning Committee** will receive full annual and interim half year performance reports.

ADRODDIAD Y PENNAETH CYNLLUNIO

DYDDIAD YMWELIADAU SAFLE

1. **Pwrpas**
- 1.1 Cyngori Aelodau am ddyddiad tebygol unrhyw Ymweliad Safle y gofynnwyd amdano gan y Pwyllgor Cynllunio.
2. **DYDDIAD YMWELIADAU SAFLE**
- 2.1 Ar ôl ymgynghori penderfynwyd maid sydd fwyaf addas.
Trefnwyd y dyddiad yn amodol.
- 2.2 Cyngorir chi felly y cynhelir unrhyw ymweliad safle **ddydd Ilun, 3 Mawrth, 2003**
3. **AELODAETH Y PANEL YMWELIAD SAFLE**
- 3.1 Bydd hyn yn dibynnu ar Gydbwysedd Gwleidyddol gan gynnwys Cadeirydd ac Is-Gadeirydd y Pwyllgor a'r Aelod(au) Lleol perthnasol.
4. **ARGYMHELLIAD**
- 4.1 **Bod Aelodau yn cytuno i gynnal yr Ymweliad Safle ddydd Ilun, 3 Mawrth, 2003**

**Penderfyniadau a Gymerwyd gan Bennaeth y Gwasanaethau Cynllunio
dan Hawliau Dirprwyedig
1af Ionawr - 31ain Ionawr 2003**

Eitem er Gwybodaeth

Mae hon yn rhestr o geisiadau lle cymerwyd penderfyniadau eisoes dan hawliau dirprwyedig. Os ydych yn dymuno trafod y cais/penderfyniad, yna cysylltwch gyda'r Swyddog Achos os gwelwch yn dda.

MATHAU O BENDERFYNIAD

CANIATAU	- rhei caniatâd cynllunio
GWRTHOD	- gwrthod pob math o geisiadau
CYMERADWYO	- cymeradwyo materion neilltuedig neu amod
CANIATÂD	- rhei caniatâd adeilad rhestredig, ardal gadwraeth neu hysbysebu
TYBIEDIG	- dim angen caniatâd hysbysebu
DIM GWRTH.	- dim gwrthwynebiad i goeden(coed) mewn ardaloedd cadwraeth
DIM ANGEN	- nid oes angen caniatâd ar gyfer y cais
PENDERFYNU	- penderfyniad nad oes angen cymeradwyaeth ymlaen llaw neu rhoddir ar benderfynu cais (gwaith telegyfathrebu neu amaethyddol penodol)
DAT. A GANIATEIR	- canfod bod cais yn ddatblygiad a ganiateir ar ôl derbyn cais
TYNNU'N ÔL	- cais wedi ei dynnu'n ôl gan yr ymgeisydd
ANNILYS	- canfod bod cais yn annilys
TYSTYSGRIFO	- cyflwynwyd tystysgrif defnydd cyfreithiol
G.TYSTYSGRIFO	- gwrthod cyflwyno tystysgrif defnydd cyfreithiol