PWYLLGOR CYNLLUNIO
CYFARFOD: 23ain Ebrill 2003
Eitem: 2

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

ADRODDIAD GAN BENNAETH Y GWASANAETHAU CYNLLUNIO

Tir ger Warren House, Bodfari Amodau Cynllunio 41/2002/808/PC

1. PWRPAS YR ADRODDIAD.

1.1 Ceisio cadarnhad a chymeradwyaeth y pwyllgor cynllunio ynghylch yr amodau cynllunio mewn perthynas â'r cais uchod am ganiatâd cynllunio yn dilyn penderfyniad y Cyngor Llawn ar 18 Mawrth 2003 yn cadarnhau penderfyniad y Pwyllgor Cynllunio ar 29 Ionawr 2003i ganiatáu caniatâd cynllunio.

2. Y CAIS CYNLLUNIO.

2.1 **Ynghlwm**, fel atodiad er gwybodaeth, ceir adroddiad y swyddogion ar y cais i'r Pwyllgor Cynllunio.

3. ARGYMHELLIAD.

3.1 Atodi'r amodau canlynol i'r rhybudd penderfyniad.

Amod 1 .
Rhaid cyflwyno cynllun manwl ynghylch tir lunio meddal i'r awdurdod cynllunio lleol er cymeradwyaeth o fewn dau fis o ddyddiad y caniatâd. Bydd y cynllun yn cynnwys manylion o'r canlynol:

a). y plannu coed strategol a gynigir yn y mannau wedi eu croes linellu ar y cynllun ynghlwm i'r rhybudd penderfyniad,
b). nifer a rhywogaethau'r coed newydd a gynigir, eu lleoliadau ac amseriad eu plannu yn y mannau hynny,
c). manylion cynllun rheoli ac amserlen cynnal a chadw.

Y rheswm: mwynder gweledol mewn Ardal o Harddwch Eithriadol

Amod Rhif 2
Rhaid plannu'r holl goed sydd wedi'u cynnwys yn y manylion tirlunio cymeradwy yn ystod y tymor plannu cyntaf ar ôl cyflwyno'r rhybudd penderfyniad. Rhaid ail blannu gyda choed eraill o faint a rhywogaeth debyg yn ystod y tymor plannu nesaf unrhyw goed sy'n marw, yn cael eu symud neu'n cael eu niweidio'n ddifrifol yn ystod cyfnod o bum mlynedd o gychwyn ar y plannu.

Y rheswm: Er mwyn sicrhau gweithredu boddhaol a goroesiad tymor hir y cynllun er budd mwynder gweledol.

Amod Rhif 3
Os na cheir caniatâd ysgrifenedig o flaen llaw oddi wrth yr awdurdod cynllunio lleol, ni chaniateir unrhyw ffurf ar losgi golosg ar safle'r cais nac ar dir sy'n rhan o unrhyw ddarn arall o dir gerllaw safle'r cais sydd dan reolaeth yr ymgeisydd (h.y. y tir gydag ymylon glas ar y cais) heblaw drwy ddefnyddio retort o'r maint a chynllun a nodir yn y cais.

Y rheswm: Er mwyn rheoli'r dull o losgi golosg er budd mwynder.

Amod Rhif 4
Ni chaniateir mwy nag un retort ar y tir ar unrhyw un adeg.

Y rheswm: Er budd mwynder gweledol.

Amod Rhif 5
Ni ddylid lleoli'r retort yn y man a gynigir yn y cais a dylid ei ail leoli mewn man a gytunir o flaen llaw gyda'r awdurdod cynllunio lleol o fewn dau fis o ddyddiad y caniatâd hwn (neu gyfnod hwy a gytunir gyda'r awdurdod cynllunio lleol).

Y rheswm: er budd mwynder gweledol yr awdurdod cynllunio lleol.

Amod Rhif 6
Dim ond am un cyfnod parhaol yn unig o 20 wythnos y dylid llosgi golosg yn ddi-dor rhwng y dyddiadau (**i'w llenwi)** a **(i'w llenwi)** (neu ddyddiadau eraill a gytunir gyda'r awdurdod cynllunio lleol o flaen llaw) a dim mwy na dau losg golosg yr wythnos.

Y rheswm: er budd mwynder yr ardal.

Amod Rhif 7
Dim ond rhwng 8.30am a 5.00pm o ddydd Llun i ddydd Gwener y caniateir defnyddio offer mecanyddol, trydanol neu declynau pŵer a dim o gwbl y Sadwrn na'r Sul

Y rheswm: Er budd mwynder trigiannol ac i ganiatáu i eraill fwyniant rhesymol o Ardal o Harddwch Naturiol Eithriadol y tu allan i oriau gwaith arferol.

Amod Rhif 8
Ni chaniateir i lefel y sŵn o'r safle fod yn uwch na'r criteria canlynol wrth ei fesur mewn man ar y ffordd ger llidiart yr eiddo trigiannol a adwaenir fel 'Glascoed' fel y nodir ar y cynllun ynghlwm dan y teitl "Cyfyngiadau Swn: Man Mesur".

1) dim mwy o swn na 40 dB LAeq (1awr) (maesrydd) am unrhyw gyfnod o awr. Bydd y cyfyngiad hwn yn weithredol oni chytunir yn wahanol yn ysgrifenedig gyda'r Awdurdod Cynllunio Lleol rhwng 08.30am a 5.00pm o ddydd Llun i ddydd Gwener.

2) dim mwy o swn na 25 dB LAeq (5 munud) (maesrydd) am unrhyw gyfnod o bum munud oni chytunir yn wahanol yn ysgrifenedig gyda'r Awdurdod Cynllunio Lleol.

Penderfynir ar holl lefelau swn drwy eu mesur dros y cyfnod a nodir yn unol â dulliau cymeradwy Safonau Prydeinig 4142 (1997)

Y rheswm: Er budd mwynder trigiannol ac i ganiatáu i eraill fwyniant rhesymol o Ardal o Harddwch Naturiol Eithriadol.

Amod Rhif 9
Dim ond yn y mannau a ddangosir ar y cynllun ynghlwm i'r rhybudd penderfyniad.y gellir cadw coed. Ni ddylai unrhyw fan cadw coed fod yn uwch na 3 medr o uchder wrth ei fesur uwchben lefel naturiol y ddaear gerllaw y man cadw.

Y rheswm: Er budd mwyniant gweledol yr Ardal o Harddwch Naturiol Eithriadol.

Amod Rhif 10
Ni chaniateir i fwy na 200 tunnell o goed y flwyddyn gael eu dwyn i'r safle at ddefnydd sy'n gysylltiedig â'r gweithgareddau oni chytunwyd yn wahanol o flaen llaw gyda'r awdurdod cynllunio lleol. Rhaid cadw cofnod ysgrifenedig o faint o goed sy'n cael eu dwyn i'r safle a pha bryd a dylai fod ar gael i'w archwilio gan swyddog o'r awdurdod cynllunio lleol ar rybudd 24 awr gan yr awdurdod cynllunio lleol.

Y rheswm: Er mwyn sicrhau fod y gweithgareddau'n cael eu cyfyngu i'r lefel a nodwyd yn y cais ac i ganiatáu monitro a gorfodaeth resymol o'r gwaith er budd mwynder.

Amod Rhif 11

Ni chaniateir mwy na 8 ymweliad mewn unrhyw flwyddyn gan gerbydau cario coed sy'n gallu cludo 25 tunnell neu fwy oni chytunir o flaen llaw oddi gyda'r awdurdod cynllunio lleol.

Y rheswm: Er budd diogelwch y ffordd, mwynder ac i gyfyngu ar y gweithgareddau i'r lefel a nodwyd yn y cais.

Amod Rhif 12

Rhaid cyflwyno cynllun yn cynnwys manylion lleoliadau a nifer y meysydd parcio ar gyfer staff ac ymwelwyr â'r safle o fewn dau fis i ddyddiad y rhybudd penderfyniad a derbyn cymeradwyaeth ysgrifenedig oddi wrth yr awdurdod cynllunio lleol. Rhaid gweithredu'r cynllun a gymeradwyir ddim hwyrach na dau fis o ddyddiad ei gymeradwyo ac yna gadw'r lleoliadau hynny ar gyfer parcio cerbydau staff ac ymwelwyr yn unig

Y rheswm: Er mwyn sicrhau darpariaeth foddhaol ar gyfer cerbydau sy'n debyg o ymweld â'r safle.

Amod Rhif 13

Ni ddylid cadw defnyddiau y tu allan i'r adeiladau ar y safle, ar wahân i'r coed y caniateir eu cadw dan amod rhif 9.

Y rheswm: Er budd mwynder gweledol mewn Ardal o Harddwch Naturiol Eithriadol.

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

APPENDIX PLANNING COMMITTEE REPORT, 29/1/03

PGL

ITEM NO:

WARD NO: Tremeirchion

APPLICATION NO: 41/2002/0808 / PC

PROPOSAL: Retention of hardstanding, and earth bund and continued use of land for mixed forestry-related uses incorporating storage of machinery/materials in connection with Landscape Contractor's business, timber storage, cutting, bagging & storage of fuelwood, charcoal production, tree nursery, coppice crafts, and woodland-based education and training. Erection of polytunnel. (Retrospective application)

LOCATION: OS Parcels No. 2958 & 3256 Adj Warren House Mold Road Bodfari Denbigh

APPLICANT: ~~Mr R Waterfield~~

CONSTRAINTS: Area Outstanding Nat. Beauty

PUBLICITY UNDERTAKEN: Site Notice - Press Notice - Neighbour letters -

CONSULTATION RESPONSES:

1. BODFARI COMMUNITY COUNCIL
“ Following discussion, it was resolved that the Council would remain neutral, neither objecting to, nor supporting the application, on the basis of the information provided on the planning application”

2. TRANSCO
A mains crosses the site and may be affected by development on the site.

3. HEAD OF HIGHWAYS AND TRANSPORTATION
Object. The site is approached via an unclassified road which is considered substandard in width and junction layout to serve as a means of access to a development of this size, with consequent risk of additional danger to all users of the road and interference with the free flow of traffic.

4. HEAD OF PUBLIC PROTECTION
No objection – no evidence of statutory nuisance. Unable to assess allegations of medical effects on neighbour.

5. JAC AONB
The JAC is disappointed that this application is partly retrospective. The Committee supports the principle of bringing an existing woodland back into positive management to secure its future. However, the JAC have concerns about the scale of the operations at the application site, which could have a detrimental impact on the character and appearance of the AONB. Particular areas of concern are the proposed polytunnel, extensive wood storage areas, and the encouragement of traffic on the substandard local road network. A smaller scale of operation, with extensive screen landscaping would be preferable if the Planning Authority are minded to grant permission.

6. PRINCIPAL COUNTRYSIDE OFFICER
Emphasises important contribution the applicant is making towards achieving the strategic objections of Woodlands for Wales and consistency with objections of the Coed Cymru initiatives.

7. FORESTRY COMMISSION
Fully support application given traditional woodland management techniques used by applicant, expansion of native woodland, sustainable processes, and employment and education benefits.

RESPONSE TO PUBLICITY:

Representations received from:-

1. Mr & Mrs Collins, Glascoed, Bodfari (8)
2. Mr Allnutt, Pentre Uchaf, Bodfari
3. Mr & Mrs Williams, Warren House, Bodfari
4. Doctor Romachney, Beech House Surgery, Denbigh on behalf of Mr Collins (2).

Summary of planning based representations:-

i) Loss of visual amenity in AONB
ii) Noise and disturbance to nearby properties, which are carried out 24 hours a day (e.g burning)
iii) Nuisance caused by discharges of smoke and fumes from the charcoal burners and lack of planting around retorts to dissipate fumes
iv) Static caravan sited inside building, which is occupied
v) Highway network not adequate to accommodate vehicles
vi) Activities are causing harm to health
vii) Lack of drainage for persons engaged in woodland based activities.

Mr and Mrs Collins have provided a series of sheets logging activities at the site.

MEMBERS' COMMENTS:

None.

EXPIRY DATE OF APPLICATION: 27/09/2002

REASONS FOR DELAY IN DECISION:

Additional information required from applicant
Deferral for Site Inspection Panel
Referral from Planning Committee

PLANNING ASSESSMENT:

THE PROPOSAL:

1. Consideration of this application was deferred at the 18th December 2002 meeting of the Planning Committee, when it was resolved to appoint a Site Inspection Panel to visit the site.

2. The Site Inspection Panel met at the site (Bodfari Charcoal) on 6th January 2003.

3. The members present were:-
Councillor F D Jones (chairman) and representing

The Independent Group	Councillors N Hugh-Jones, R.E Jones & R Ll Williams
The Plaid Cymru Group	Councillors N J Hughes & M Ll. Davies
As an observer	Councillor Sophia Drew

Apologies were received from Cllr D Holder. The officer present was Peter Lloyd

4. The reasons the Site Inspection Panel was appointed was to assess the impact of development on the Area of Outstanding Natural Beauty and the adequacy of

access.

5. At the Site Inspection Panel, members considered the following matters:
   i) The position of the charcoal burner on site, machinery, bund and excavation for the polytunnel.
   ii) The bagging by hand of split logs which was being undertaken during the Inspection.
   iii) The existence of a static caravan and three touring caravans on various parts of the site and adjoining land.
   iv) The overall general appearance of the site in the Area of Outstanding Natural Beauty.
   v) The access road to the site and the junction with the A541.

6. The conclusions of the Site Inspection Panel were in relation to the points identified in paragraph 5.
   i) The scale of operations and location of site has a visual impact on the Area of Outstanding Natural Beauty.
   ii) The nature of activities on site could be carried out all year round and would vary depending on the time of year and market demands.
   iii) The static caravan appeared to be capable of year round occupation.
   iv) The operations provide employment in the locality
   v) The access would be suitable for limited vehicular movement given existing uses. The junction with the A541 affords adequate eastward visibility but limited visibility westwards because of the bend.

7. The case officer notes on the proposal follow. These are not the deliberations of the Site Inspection Panel and are not intended as representative of the views expressed at the panel meeting.

8. The site comprises part of sloping former grazing land adjacent to an area of woodland. The site has been partly hard-cored and has an earth bund on the lower northern side. Timber is stored in stacks on part of the site. A twin charcoal retort is sited on the upper (southern) part of the site. There is an existing portal framed building adjacent to the woodland used for storage of goods, machinery and wood for working and a static caravan inside. A lean-to open shelter lies immediately to the south which is used for storage. In the south eastern corner of the site a cutting operation in preparation for the erection of a poly-tunnel to be used as a tree nursery have been carried out. Access is via a Class C County road running parallel to the A541 some 300 metres to the south.

9. The site is located in the open countryside and is within the Area of Outstanding Natural Beauty. It has the benefit of a certificated touring caravan location.

10. Planning permission is sought to continue use of the land for production of charcoal using a twin unit kiln and for associated bagging and storing of charcoal; for the cutting, bagging and storage of fuel wood (e.g. logs, kinder); production of coppice craft goods, retention of the earth bund, erection of a polytunnel (involving engineering operations to level sloping ground); the application also refers to using the land as a tree nursery and providing woodland education services and a landscape contractors business. Since the last Planning Committee the applicant has submitted a statement setting out the benefits in his view of the operation in terms of the Area of Outstanding Natural Beauty and employment. He also raises concerns about the involvement of Council Officers thus far and the contents of the report. It is not considered necessary to respond in detail to the points raised as many relate to subjective judgement of the various impacts. Suffice to say that some of the activities carried out by the applicant are acceptable, whereas others such as the landscape contractors business, timber yard type activities and the charcoal burning are not considered appropriate. Those considered unacceptable have intensified over time and advice and judgements have been made based on the situation at the time. The current proposal is considered on this basis.

RELEVANT PLANNING HISTORY:

11. 41/31/98/PO – Development of 0.2 hectares of land by the erection of a single dwellinghouse and means of access and installation of septic tank (outline application) – REFUSED 12 February 1998.
    41/451/98/PO - Development of 0.2 hectares of land by the erection of a single dwellinghouse and means of access and installation of septic tank (outline application) – REFUSED 3 August 1998 - DISMISSED AT APPEAL 2nd July 1999

PLANNING POLICIES AND GUIDANCE:

12. DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (ADOPTED 3RD JULY 2002)
    Policy GEN 6 – Development Control Requirements
    ENV 2 – Development affecting the AONB
    EMP5 – Small scale employment development outside development boundary.

    GOVERNMENT GUIDANCE
    Planning Policy Wales March 2002

    TAN (W) 6 – Agricultural and Rural Development – June 2000

MAIN PLANNING CONSIDERATIONS:

13.
    i) Principle of development in this location
    ii) Impact on visual amenity and character and appearance of AONB
    iii) Impact on residential amenity
    iv) Impact on highway safety.

14. Development in the Area of Outstanding Natural Beauty is assessed against the primary objective of conserving and enhancing the natural beauty of the area. Any new development should therefore be of a very high standard in order to conserve the landscape. The Unitary Development Plan allows small-scale employment development outside settlement boundaries where that development is confined to existing buildings and any external operations/storage are not detrimental to the landscape and environment. TAN6 encourages the development of appropriate scale woodland-based enterprise that adds to rural diversification. The acceptability of development is therefore assessed on the other main planning considerations.

15. The site is visible from public highways and footpaths on higher land to the north as well as from the curtilage of the dwelling "Glascoed". The timber stacks, twin kilns with chimney and polytunnel are all external activities that can be readily seen in the landscape. Activities such as timber cutting are frequently carried out outside the agricultural building and records of burning and cutting activities have been forwarded by a neighbour.

16. Historically the applicant has been carrying out the activities on a smaller scale and the view has been expressed that the scale of use previously was such that no development had occurred. Now the scale of the use is such that officers are in no doubt that development has occurred and that a planning permission is required.

17. It is acknowledged that certain elements of the use such a small scale coppice crafts (e.g producing hurdles etc from coppiced timber) and occasional woodland education courses are of a small scale that may not be harmful to the area whilst a tree nursery or horticultural use would not constitute development. The polytunnel would be sited in a prominent location on the hillside and require extensive engineering operations to create a level area to erect it. The existence of a

charcoal production unit and associated timber yard are, in the officer's view, inappropriate in the AONB and are as currently operated causing harm to visual amenity and the character and appearance of the area. The Inspector in the 1999 appeal decision did not consider charcoal burning to be ancillary to the forestry use.

18. The nearest dwelling is sited 50 metres from the site. The proximity of the activities, and in particular the charcoal burning and timber cutting operations are considered harmful to the residential amenity.

19. Access to the site is via single-track width roads. The application suggests some 200 tonnes of timber is imported to the site per annum by 25 tonne forestry lorries. The Head of Highways has objected to the suitability of the access roads themselves and the junctions with the A541.

20. Consideration has been given to whether it would be possible to limit the scale and impact of activity on the site by the use of appropriate planning conditions concerning hours of operation, location and heights of stacked timber type, frequency and size of deliveries, location of and requiring activities to be carried out from within buildings the site etc. It is not considered that the imposition of such condition would meet the tests relating to the imposition of planning conditions.

SUMMARY AND CONCLUSIONS:

21. The site is located in the AONB where strict tests are required to be imposed when assessing development. The application proposals will cause harm to visual and residential amenity and the character and appearance of the AONB. The local highway network is not considered suitable to accommodate the development. There is no overriding planning reason in the national interest why this site should be used as proposed.

RECOMMENDATION: REFUSE - for the following reasons:-

The reason(s) is(are):-

1. The application site lies within the open countryside designated as Area of Outstanding Natural Beauty (AONB). The development proposed will, by virtue of its design, nature of activities, scale and prominent location within the AONB, result in material harm to the character and appearance of the AONB. In the absence of any overriding planning reason for the development to be carried out it is contrary to Policies GEN6, ENV2 and EMP 5 of the Denbighshire Unitary Development Plan and national guidance in Planning Policy Wales.
2. The nature of activities, scale and location of the site relative to nearby residential property at Glascoed will in the opinion of the Local Planning Authority result in unacceptable loss of amenity to the occupiers of that dwelling contrary to Policies GEN6 and EMP 5 of the Denbighshire Unitary Development Plan.
3. The site is located in a rural location accessible by single track highways with sub-standard junctions to the A541. The type and nature of materials to be imported and exported from the site and the size and frequency of vehicles thereby required will in the opinion of the Local Planning Authority result in potential for conflict between vehicles and harm to highway safety in conflict with Policies GEN6 and EMP5 of the Denbighshire Unitary Development Plan.

NOTES TO APPLICANT:

None

PWYLLGOR CYNLLUNIO
CYFARFOD: 23ain Ebrill 2003
Eitem: 4

MATERION GORFODI

ENF/2003/0015 Arwydd allanol heb awdurdod wedi'i oleuo

ENF/2003/0016 Newidiadau heb Awdurdod I Wyneb Siop Bresennol

COPIAU AR GAEL GAN Y PENNAETH GWASANAETHAU CYNLLUNIO

CYNGOR SIR DDINBYCH
Y PWYLLGOR CYNLLUNIO
25ain Ebrill 2003
Eitem Agenda Rhif 5

ADRODDIAD GAN BENNAETH Y GWASANAETHAU CYNLLUNIO
CYNLLUN DATBLYGU UNEDOL POWYS
DRAFFT YMGYNGHOROL, MAWRTH 2003

1. PWRPAS YR ADRODDIAD

1.1 Mae'r adroddiad hwn yn cynnwys ymateb y Cyngor i Ddrafft Ymgynghorol Cynllun Datblygu Unedol Powys.

1.2 Fel awdurdod cynllunio leol cyfagos, gwahoddwyd Cyngor Sir Ddinbych i gyflwyno sylwadau ar Gynllun Datblygu Unedol Powys. Mae Powys yn terfynu â rhan fechan o rannau deheuol Sir Ddinbych. Mae Powys yn sir wledig ac eang.

1.3 Gofynnir am ymatebion i'r Drafft Ymgynghorol erbyn 2il Mai, 2003.

2. ASESIAD

2.1 Bydd sylwadau ar Gynllun Datblygu Unedol Powys yn canolbwyntio ar y canlynol:
- tros olwg byr ar y prif gynigion ynghylch tai a chyflogoaeth ar gyfer y Sir;
- unrhyw bolisi sy'n codi materion a allai fod o ddiddordeb neu'n peri pryder yng nghyd-destun cynllunio yn sir Ddinbych.

2.2 Mae Drafft Ymgynghorol Cynllun Datblygu Unedol Powys yn cynnig y tir canlynol ar gyfer cyflogaeth a thai ym Mhowys am y cyfnod 15 mlynedd 2001 - 2016 :
- 50 hectar o dir cyflogaeth yn cynnwys tir a ddyrannwyd o'r blaen, dyraniadau newydd a chaniatadau cynllunio cyfredol. Mae hyn yn cymharu â chyfanswm dyraniad o 167ha yng Nghynllun Datblygu Unedol Mabwysiedig Sir Ddinbych;
- Dyrannir 6,430 o anheddau i gyfarfod ag anghenion tai Powys (mae hyn yn cynnwys safleoedd bychain o lai na 5 annedd) – gyda 3,970 o'r anheddau hyn yn Sir Drefaldwyn, y mwyaf gogleddol o siroedd Powys ac sy'n terfynu â Sir Ddinbych. Mae hyn yn cymharu â 4,100 o anheddau yng Nghynllun Datblygu Unedol Sir Ddinbych.
- Ceir 55,209 o gartrefi ym Mhowys a phoblogaeth o 103,987 (o gymharu â Sir Ddinbych sydd â 39,000 o gartrefi a chyfanswm poblogaeth o 93,092)

2.3 Archwiliwyd polisïau a chynigion y cynllun ac nid oes wrthwynebiad yn codi. Ymddengys fod agwedd Powys wrth baratoi Drafft Ymgynghorol y Cynllun Datblygu Unedol yn un resymol ac nid oes unrhyw bolisi sy'n ymddangos y gallai fod yn niweidiol i gymeriad a thirlun Sir Ddinbych.

2.4 Fodd bynnag, er mwyn dangos i'r aelodau yr agwedd a fabwysiadwyd gan awdurdod cynllunio lleol cyfagos wrth baratoi polisïau Cynllun Datblygu Unedol, rwyf wedi cymharu'r polisïau mwyaf sylweddol yn nhermau materion polisi yng Nghynllun Datblygu Unedol Powys gyda rhai Sir Ddinbych. Noder mai Drafft Ymgynghorol Cynllun Datblygu Unedig Powys yw hwn ac y gallai nifer o'r polisïau hyn gael eu newid a'u dileu mewn ymateb i sylwadau a gwrthwynebiadau.

- **Tai mewn Cefn Gwlad Agored:**
  Cymerodd Powys agwedd eithaf tebyg i un Sir Ddinbych ynghylch tai mewn cefn gwlad agored gyda'r prif wahaniaethau canlynol:
  - (i) Bydd Powys yn caniatáu anheddau hanfodol ar gyfer defnydd yn gysylltiedig â 'menter wledig addas'. Dim ond anheddau ar gyfer gweithwyr amaethyddol a choedwigol a ganiateir yn Sir Ddinbych;
  - (ii) Dim ond un annedd ar ymyl ffin ddatblygu ar gyfer tai fforddiadwy ar gyfer anghenion lleol a ganiateir ym Mhowys dan ei 'bolisi eithrio' – gallai Sir Ddinbych ganiatáu mwy nad un annedd;
  - (iii) Mae gan Bowys bolisi hefyd sydd, fel eithriad i bolisïau tai cyffredin, yn caniatáu datblygu anheddau unigol mewn 'Anheddiad Gwledig' (diffiniwyd y rhain fel rhai llai na 'Phentrefi Bychain'), er mwyn darparu tai fforddiadwy ar gyfer anghenion lleol.
    Mae hyn at ei gilydd yn eithaf tebyg i bolisi HSG5 Sir Ddinbych 'Grwpiau o Dai mewn Cefn Gwlad Agored' lle caniateir datblygiad mewnlenwi mewn grwpiau o 6 annedd neu fwy – ond yn annhebyg i Bowys ni chyfyngir y rhain i dai fforddiadwy'n unig.

- **Troi Adeiladau Gwledig yn Anheddau**
  Cymrodd Powys agwedd debyg i un Sir Ddinbych ynghylch troi adeiladau gwledig yn anheddau. Fodd bynnag, mae ganddi'r amod ychwanegol y dylai'r rhain fod ar gyfer tai fforddiadwy lleol yn unig.

- **Safleoedd Carafannau Statig**
  Eto, agwedd debyg i un Sir Ddinbych, gyda'r amod ychwanegol na chaniateir cynigion o'r fath os nad ydynt yn rhan o gynllun arall gyfeirio amaethyddol (gweler Polisi TR6 o Gynllun Datblygu Unedol Powys). Fel yng Nghynllun Datblygu Unedol Sir Ddinbych gall Powys ganiatáu safleoedd carafannau a chalet bychan yng nghefn gwlad, ond gydag amodau caeth.

- **Yr Iaith a'r Diwylliant Cymraeg**
  Mae agwedd Powys yn debyg i un Cynllun Datblygu Unedig Sir Ddinbych. Mae polisi Powys hefyd yn cyfeirio at Astudiaeth ar Gynllunio a'r Iaith Gymraeg, sy'n cael ei reoli gan Wasanaeth Cynllunio Sir Ddinbych.

3. CASGLIAD

3.1.1 Nid oes gan Sir Ddinbych unrhyw wrthwynebiad i Gynllun Datblygu Unedig Powys. Mae Sir Ddinbych yn croesawu'r cynllun ac yn llongyfarch Powys ar ei ansawdd a'i gyflwyniad. Cefnogir yn gyffredinol nodau, amcanion, polisïau a chynigion y Cynllun. Cyflwynir y sylwadau yn Adran 2 yr Adroddiad hwn yn unig er mwyn asesu'r tebygrwydd a'r gwahaniaethau gyda Phowys. Gallai asesu agwedd awdurdodau eraill fod o ddefnydd ar gyfer adolygiad pellach.

4. ARGYMHELLIAD

4.1 Mae'r argymhelliad fel a ganlyn:

(i) Derbyn yr adroddiad uchod fel ymateb Cyngor Sir Ddinbych i Ymgynghoriad Drafft Cynllun Datblygu Unedol Powys, heb godi unrhyw wrthwynebiad.

PWYLLGOR CYNLLUNIO
23ain Ebrill 2003
EITEM AGENDA RHIF 6

ADRODDIAD GAN BENNAETH Y GWASANAETHAU CYNLLUNIO

DYDDIAD YMWELIADAU SAFLE

1. PWRPAS YR ADRODDIAD

1.1 Hysbysu'r Aelodau o ddyddiad tebygol unrhyw Ymweliad Safle y gofynnir amdani gan y Pwyllgor Cynllunio.

2. DYDDIAD YMWELIADAU SAFLE

2.1 Mewn ymgynghoriad â'r adeiniau Cyfreithiol a Gweinyddol, penderfynwyd mai **bore dydd Llun 28ain Ebrill 2003** yw'r mwyaf addas. Pennwyd y dyddiad am y tro.

2.2 Fe'ch hysbysir felly, mai **dydd Llun 28ain Ebrill 2003** fydd dyddiad unrhyw ymweliadau safle a drefnir heddiw.

3. AELODAETH Y PANEL YMWELIAD SAFLE

3.1 Dibynna hyn ar Gydbwysedd Gwleidyddol a bydd yn cynnwys Cadeirydd ac Is-Gadeirydd y Pwyllgor a'r Aelod(au) Lleol perthnasol.

4. ARGYMHELLIAD

4.1 **Fod yr Aelodau'n cytuno cynnal yr Ymweliadau Safle ar fore dydd Llun 28ain Ebrill 2003.**

PWYLLGOR CYNLLUNIO
CYFARFOD: 23AIN EBRILL 2003
EITEM: 7

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

<u>MATHAU O BENDERFYNIAD</u>

CANIATAU	- rhoi caniatâd cynllunio
GWRTHOD	- gwrthod pob math o geisiadau
CYMERADWYO	- cymeradwyo materion neilltuedig neu amod
CANIATÂD	- rhoi 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