

**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 Y PENNAETH CYNLLUNIO A GWARCHOD Y CYHOEDD**

**ESTYNIADAU I SIOP NWYDDAU FFATRI  
TWEEDMILL, TREFNANT**

**1. DIBEN YR ADRODDIAD**

1.1 Cyngori ynghylch gwrandawriad apêl i'w gynnal yn fuan a diweddarau'r Aelodau am y cynnydd o ran ail gais cynllunio.

**2. CEFNDIR**

2.1 Gwrthododd y Cyngor gais cynllunio am estyniadau i Tweedmill ym mis Medi 2003 gan ei fod yn gwrthdaro â pholisïau cynllunio adwerthu lleol a chenedlaethol. Roedd y penderfyniad yn dilyn penderfyniad y Pwyllgor Cynllunio i roi caniatâd cynllunio ar 23 Gorffennaf 2003. Roedd penderfyniad y Pwyllgor Cynllunio yn unol ag argymhelliad swyddog i roi caniatâd yn amodol ar amodau bryd hynny. Roedd hefyd wedi ystyried arfarniad o'r cais gan Roger Tym & Partners ar ran y Cyngor. Cyfeiriwyd y cais i'r Cyngor Llawn fel gwriad sylweddol.

2.2 Mae'r ymgeisydd wedi apelio yn erbyn gwrthod y cais a threfnwyd cynnal ymchwiliad cyhoeddus rhwng 21 a 23 Medi 2004.

2.3 Yn ychwanegol at yr apêl mae'r ymgeisydd wedi cyflwyno cais cynllunio arall a dderbyniwyd ym mis Tachwedd 2003. Ers y cais gwreiddiol mae nifer o ffactorau newydd wedi dod i'r fei y mae angen eu hystyried, yn cynnwys yr Eglurhad Polisi Adwerthu a Chanol Trefi Arfaethedig a gynhyrchwyd gan Lywodraeth y Cynulliad ym mis Rhagfyr 2003 a phenderfyniadau'r Ysgrifennydd Gwladol ynghylch canolfannau siopau nwyddau ffatri yn Lloegr.

2.4 Gan ystyried y ffactorau hyn, gofynnodd y swyddogion am farn bargyfreithiwr ynghylch safiad y Cyngor, yn enwedig o ran y rhagolygon yn yr apêl. Argymhellodd y bargyfreithiwr archwiliad arall o'r ceisiadau gan ymgynghorydd cynllunio adwerthu arall, Nathaniel Lichfield & Partners (NLP) ac mae'r archwiliad hwn wedi'i gyflawni. Mewn ymateb i'r archwiliad mae'r ymgeisydd wedi cyflwyno rhagor o wybodaeth ar ffurf dadansoddiad adwerthu/ystadegol wedi'i ddiweddarau, dull dilyniant wedi'i ddiweddarau, ac ymateb i archwiliad NLP. Cyflawnwyd rhagor o waith gan NLP ond mae'r gwaith hwn yn parhau. Ar adeg ysgrifennu'r adroddiad

hwn mae rhagor o wybodaeth yn cael ei ddarparu gan yr ymgeisydd ac mae'r broses o ystyried y wybodaeth hon yn parhau. Mae'n debygol yr adroddir am y cais gerbron y Pwyllgor Cynllunio ar 1 Medi 2004.

### **3. YR APÊL CYNLLUNIO**

3.1 Mae'r Cod Arferion Gorau i Gynghorwyr a Swyddogion sy'n ymdrin â materion cynllunio yn cynghori ym mharagraff 9.3 y bydd yn ofynnol i Aelodau'r Pwyllgor Cynllunio roi tystiolaeth mewn apêl lle gwrthdrowyd argymhelliad swyddog. Mae'r Cod Arferion Gorau yn cynghori fod argen i'r Pwyllgor Cynllunio benodi cynrychiolwyr i roi tystiolaeth. Serch hynny, yn yr achos hwn penderfynodd y Pwyllgor Cynllunio roi caniatâd cynllunio a'r Cyngor Llawn a wrthododd y caniatâd cynllunio.

3.2 Yn yr achos, os cynhelir yr apêl, argymhellir bod y Cyngor yn cael ei gynrychioli gan dyst sy'n arbenigwr mewn cynllunio adwerthu (NLP) yn ychwanegol at un o swyddogion y Cyngor.

3.3 Yn olaf, dylai'r Aelodau fod yn ymwybodol yr ystyrir costau'r apêl fel gorwariant a ganiateir yn erbyn cyllideb y gwasanaeth gan ei fod yn benderfyniad yn groes i argymhelliad y swyddog.

### **4. ARGYMHELLIAD**

4.1 Bod y Pwyllgor yn cytuno i ddefnyddio ymgynghorydd cynllunio adwerthu ac un o swyddogion y Cyngor i weithredu fel tyst ar ran y Cyngor.

## ADOLYGIAD CYNLLUN DATBLYGU UNEDOL SIR DDINBYCH

### 1. CYFLWYNIAD

#### 1.1 Diben yr adroddiad hwn yw –

- Cyngori'r aelodau am gychwyn ffurfiol yr Adolygiad Cynllun Datblygu Unedol (CDU) a darparu manylion perthnasol.
- Gwahodd 5 enwebiad ar gyfer aelodaeth ar y Gweithgor Adolygiad CDU a sefydlwyd yn flaenorol gan yr Aelod Arweiniol i fwrw ymlaen â'r Adolygiad.

### 2. CYCHWYN FFURFIOL YR ADOLYGIAD CDU

#### 2.1

- Mabwysiadwyd CDU Sir Ddinbych yn statudol ym mis Gorffennaf 2002 – ac mae'n parhau i fod y CDU cyntaf i'w fabwysiadu, a'r unig un wedi'i fabwysiadu yng Nghymru hyd yma.
- Mae'r Llywodraeth yn ei gwneud yn ofynnol i Gynlluniau Datblygu Unedol fod yn berthnasol a chael eu cadw'n gyfoes ac felly dylid eu hadolygu ymhen 5 mlynedd. Er mwyn cyflawni hyn rhaid dechrau ar Adolygiad o'r CDU yn awr.
- Tasg y Cabinet yw paratoi i adolygu'r CDU – yn cynnwys unrhyw newidiadau i'w bolisïau a chynigion – a'i argymhell i'r Cyngor.
- Dim ond y Cyngor a all gymeradwyo'r Adolygiad CDU.
- Dan bwerau dirprwyedig i wneud penderfyniadau gan yr Aelod Arweiniol cymeradwywyd cychwyn yn ffurfiol ar y broses Adolygiad ym mis Chwefror 2004.

### 3. GWEITHGOR ADOLYGIAD CDU

#### 3.1

- Ffurfiodd yr Aelod Arweiniol dros yr Amgylchedd a Datblygu Cynaliadwy y Gweithgor Adolygiad CDU i gyflawni'r dasg o gynorthwyo'r Cabinet i baratoi ar gyfer yr Adolygiad CDU.
- Cyfarfu'r gweithgor yma am y tro cyntaf ym mis Mai 2004. Mae Atodiad 1 yn cynnwys yr amserlen ddangosol ar gyfer mabwysiadu'r Adolygiad CDU. Anfonwyd copïau at yr holl aelodau.
- Yn dilyn trafodaethau yn y Pwyllgor Archwilio'r Amgylchedd cytunwyd ar Aelodaeth y gweithgor fel a ganlyn -

#### **Aelodaeth**

Yr Arweinydd – yn cwmpasu Adfywio Economaidd

Aelod Arweiniol dros yr Amgylchedd a Datblygu Cynaliadwy – yn cwmpasu Cynllunio

Aelod Arweiniol dros Iechyd a Lles – yn cwmpasu Tai

5 Aelod o'r Pwyllgor Cynllunio

1 Aelod o Bwyllgor Archwilio'r Amgylchedd

1 Aelod o'r Pwyllgor Archwilio Adnoddau

- 3.2 Nid yw Cyfansoddiad y Cyngor yn ei gwneud yn ofynnol i aelodaeth y gweithgor hwn adlewyrchu cydbwysedd gwleidyddol a daearyddol – ond y bwriad yw ceisio sicrhau cymaint o gydbwysedd ag y bo modd. Amgaeir copi o Gylch Gwaith y Gweithgor yn Atodiad 2.
- 3.3 DS Gall holl Aelodau'r Cyngor fynychu cyfarfodydd y Gweithgor Adolygiad CDU. Mae'n weithgor cyngori nad yw'n gwneud penderfyniadau. Fodd bynnag, mae'n weithgor preifat a chyfrinachol ac mae'r cofnodion ar gael i'r holl Aelodau – ond nid ydynt ar gael i'r cyhoedd.

#### **Enwebiadau ar gyfer y Gweithgor Adolygiad CDU**

- 3.4 Yn ei gyfarfod ym mis Chwefror 2004 ni wnaeth y Pwyllgor Cynllunio enwebu ei 5 Aelod i fod yn rhan o'r Gweithgor – roedd yn well ganddynt aros tan ar ôl yr etholiadau llywodraeth leol i wneud ei ddewisiadau.

#### **Portffolios y Cabinet**

- 3.5 Ar adeg ysgrifennu'r adroddiad hwn nid oedd Portffolios y Cabinet a'r Aelodau Arweiniol wedi'u penderfynu. Yn amlwg os nad yw'r sefyllfa wedi'i phenderfynu mae'n bosibl y bydd y Pwyllgor Cynllunio yn dymuno gohirio unrhyw enwebiadau.

#### **Cynnydd yr Adolygiad CDU**

- 3.6 (i) Hysbysiad  
Yn unol â'r amserlen dangosol anfonwyd llythyrau ffurfiol ynghanol mis Mehefin 2004 yn hysbysu fod yr Adolygiad wedi dechrau.
- (ii) Mynegi diddordeb  
Yn ychwanegol anfonwyd llythyrau yn gofyn am 'fynegi diddordeb' gan unrhyw sefydliad, grwp neu unigolyn o ran unrhyw fudd y dymunant ei godi neu unrhyw newidiadau i bolisïau neu gynigion yn y CDU. Byddai'r rhain yn cynnwys newidiadau i ffiniau datblygu a dyraniadau tir – p'un ai ydynt eisoes yn y Cynllun neu unrhyw ychwanegiadau neu ddileadau.
- Anfonwyd llythyrau at -
- gyrrff statudol – yn cynnwys Cyngorau Tref a Chymuned
  - cyfleustodau statudol – nwy, dwr, trydan ac ati
  - cyrff anstatudol – grwpiau diddordeb lleol ac ati
  - pawb a gyflwynodd unrhyw sylwadau neu wrthwynebiadau i'r CDU ar unrhyw gam yn ystod y broses o baratoi'r Cynllun
- (iii) Sylwadau gan y Pwyllgor Cynllunio  
Caiff y Pwyllgor Cynllunio gyflwyno unrhyw sylwadau yr ystyria'n addas gerbron y Gweithgor Adolygiad CDU – un ai'n ffurfiol neu drwy gyfrwng ei enwebeion.
- (iv) Cyfarfod nesaf y Gweithgor Adolygiad CDU  
Cynhelir cyfarfod nesaf y Gweithgor Adolygiad CDU ar 23 Gorffennaf 2004.  
Mae'r adroddiad hwn er gwybodaeth yn bennaf.  
Gwahoddir y Pwyllgor Cynllunio i enwebu ei 5 cynrychiolydd ar y Gweithgor Adolygiad CDU.

**Development Plan Review  
Timetable**

Stage	Date
Submission of Cabinet Report to Formally Commence Review to include: <ul style="list-style-type: none"> <li>• initial 'Monitoring Report';</li> <li>• timetable;</li> </ul>	Cabinet – December 16 <sup>th</sup> 2003
Commence preparation of Draft Annual Monitoring Report (AMR)	November 2003 – April 2004
Assess expressions of interest / review file	January 2003 – April 2004
Submission of Draft AMR to Joint Planning Committee / Scrutiny Panel	Joint Scrutiny Panel – May 2004
Public Consultation of Draft AMR	May – July 2004
Cabinet Approval of Draft AMR and submission to Welsh Assembly Government	September 2004
Prepare Issues Papers with Joint Scrutiny / Planning Committee Panel, including the following topic papers: <ul style="list-style-type: none"> <li>• plan strategy;</li> <li>• housing;</li> <li>• employment;</li> <li>• open space;</li> <li>• town centres;</li> <li>• rural issues.</li> </ul>	July 2004 – December 2004
Approve Issues Papers and Approve Consultation Programme (this may require drafting a Community Involvement Strategy and submitting to the Assembly).	Joint Scrutiny Panel - January 2005
Commence Consultation of Issues Papers	February 2005 – May 2005
Prepare Deposit LDP - approval of chapters through: <ul style="list-style-type: none"> <li>(i) Joint Scrutiny / Planning Committee;</li> <li>(ii) Cabinet;</li> <li>(iii) Full Council.</li> </ul>	March 2005 – October 2005
Approve Deposit LDP for public consultation through: <ul style="list-style-type: none"> <li>(i) Cabinet;</li> <li>(ii) Full Council.</li> </ul>	November / December 2005
Consult Deposit LDP	January 2006

## Appendix 2

### UDP REVIEW WORKING GROUP MEETING 27<sup>TH</sup> APRIL 2004 AGENDA ITEM NO. 3.

#### **DRAFT Terms of Reference**

##### Role and Purpose

- To support Cabinet/Cabinet Lead Member to bring forward UDP Review and to consider
  - revision of land use/development policies/proposals
  - relevant reports/documents
- To make recommendations to Cabinet/Lead Member on planning matters
- To make recommendations to Environment Scrutiny Committee
- To meet periodically as and when required
- Non-executive advisory role
- Papers to remain private and confidential (Part II)

##### **Timescale**

- No specific timescale but expected that adoption of UDP Review will take several years to achieve

##### **Membership**

- 1 x Leader/Lead member for Economic Regeneration
- 1 x Lead Member Sustainable Development & the Environment
- 1 x Lead Member Health (Housing)
- 1 x Environment Scrutiny Committee
- 5 x Planning
- 1 x Resources

##### **Chair**

- To be agreed

##### **Attendance**

- No substitutes – (to build up, maintain knowledge/experience/continuity etc)

- Attendance at Working Group is open to any/all members whenever there is a matter of interest and where they can make a contribution.

### **Support**

- Technical and admin support for working group will be provided by Planning & Public Protection Services.

### **Distribution of Papers**

- Papers to remain private and confidential
- To be distributed to all Members/CET/Heads of Service
- Papers to be made available internally to all on Environment Database via link

### **Allowance Fees/Expenses**

As normal – paid only to nominated members



**CYNLLUN DATBLYGU UNEDOL SIR DDINBYCH  
POLISI MDA 1 – PRIF GYNLLUN PRIF ARDAL DATBLYGU DE DDWYRAIN Y  
RHYL**

**1. CYFLWYNIAD**

Pwrpas yr adroddiad yw diweddarau'r Aelodau ar y rhan a gyrhaeddwyd wrth gynllunio datblygu cymysg mawr yn y Cynllun Datblygu Unedol yn Ne Ddwyrain y Rhyl.

**2. CEFNDIR**

- Dyrannwyd darn mawr o dir yn y Cynllun Datblygu Unedol ar gyfer tai cymysg, ysgol, adnodd cymunedol, man agored ac ardal cadwraeth natur ar y tir agored yn Ne Ddwyrain y Rhyl rhwng Gellifor / Parc Bruton a Ffordd Dyserth ger Parc Gwyliau'r Pines.
- Mae'r Cynllun Datblygu Unedol yn cynnig tua 200 o aneddleoedd.
- Paratowyd Prif Gynllun yn dangos defnydd y tir yn fras ac egwyddorion dylunio trefol gan yr ymgynghorwyr a gomisiynwyd ar y cyd gan y prif dirfeddiannwr / datblygwr a'r Cyngor fel yr awdurdod cynllunio lleol.
- Cyflwynwyd adroddiad yn gosod allan y cefndir ac yn amlinellu'r cynllun arfaethedig a'r Prif Gynllun i, gan dderbyn cefnogaeth gyffredinol gan, y Pwyllgor hwn ar 21ain Ebrill 2004.
- Cytunwyd y dylai'r Prif Gynllun fod yn destun ymarfer ymgynghori cyhoeddus yn yr ardal cyn cyflwyno unrhyw gais cynllunio.

**3. YMARFER YMGYNGHORI CYHOEDDUS**

- Yn unol â dymuniadau'r Pwyllgor hwn trefnwyd ymarfer ymgynghori cyhoeddus ar ôl yr etholiadau llywodraeth leol ar ddydd Mercher 16eg Mehefin 2004 yn Ysgol Llewellyn.
- Rhoddwyd cyhoeddusrwydd digonol o flaen llaw i'r digwyddiad a'r canlyniad oedd bod dros 100 o bobl yn bresennol.
- Roedd Swyddogion o Cynllunio a Gwarchod y Cyhoedd, Trafnidiaeth a Seilwedd, Diwylliant a Hamdden, Tai'r Sector Cyhoeddus - yn ogystal â'r ymgynghorwyr a baratôdd y prif gynllun - yn bresennol yn y digwyddiad o 2.30pm hyd at 8.00pm gyda sesiwn Cwestiwn ac Ateb yn cael ei gynnal am 7.00pm.

Pwrpas yr ymarfer oedd hysbysu -

- Paratoad terfynol y Prif Gynllun i'w gymeradwyo fel Arweiniad Cynllunio Ychwanegol
- Cyflwyno a phenderfynu ar unrhyw gais cynllunio ar ôl hynny – ni chyflwynwyd cais cynllunio.

#### 4. YMATEBION

Roedd y prif achosion o bryder ynghylch y Prif Gynllun fel a ganlyn -

- Effaith ar y rhwydwaith priffyrdd ehangach - yn enwedig (i) cyffordd Pen y Maes a Ffordd Dyserth (ii) cynnydd yn y traffig ar hyd Pen y Maes a'i gallu i gario traffig a (iii) llwybr diogel at yr ysgol gerllaw.
- A yw Rhodfa Maen Gwyn i'w ddefnyddio ar gyfer mynediad – gan gynnwys yn ystod adeiladu
- Graddfa lleoliad a'r math o dai cymdeithasol a ddarperir
- A yw fflatiau 2 neu 3 llawr i ffurfio rhan o'r cynllun gan guddio'r golygfeydd i'r bryniau a thu hwnt

#### 5. Y GOSODIAD MEWNOL

Ychydig o ymateb a gafwyd yn y cyfarfod ynghylch y trefniadau ar gyfer defnydd o'r tir mewnlol a'r egwyddorion dylunio trefol sydd yn y Prif Cynllun.

#### 6. CWYNION

Wythnos ar ôl y digwyddiad ymddangosodd erthygl yn y wasg leol yn cwyno am y diffyg rhybudd o flaen llaw ar gyfer trigolion.

Dadleuir yn erbyn hyn gan -

- Bu dros 100 o bobl yn bresennol yn y digwyddiad
- Rhannwyd 100 o daflenni gyda llaw y penwythnos cyn y digwyddiad
- Rhannwyd 100 o daflenni gan 2 grwp lleol yn yr ardal (Cymdeithas Trigolion Parc Bruton a Grwp Gwarchod y Gymdogaeth Gellifor) tuag wythnos cyn y digwyddiad.

Ers y cyfarfod mae dros 100 copi o'r Prif Gynllun wedi'u dosbarthu yn yr ardal.

Mewn ymateb i'r cwynion roedd y swyddogion yn barod i gynnal ail ddigwyddiad – ond nid yw'n wybyddus a fyddai hynny'n cyrraedd yr amcan a ddymunir o gael ymatebion ynghylch y trefniadau mewnlol ac egwyddorion dylunio trefol yn y cynllun.

#### 7. SYLWADAU

Ar adeg ysgrifennu'r adroddiad hwn dim ond llond dwrn o sylwadau a dderbyniwyd sy'n berthnasol i'r materion priffyrdd ehangach - nid trefniadau mewnlol y cynllun.

#### 8. CAMAU NESAF

Bydd cyfnod pellach yn cael ei neilltuo ar gyfer cyflwyno sylwadau pellach.

Cyflwynir adroddiad pellach i gyfarfod mis Medi o'r Pwyllgor hwn gan gynnwys -

- Y sylwadau a dderbyniwyd
- Unrhyw newidiadau sydd eu hangen i'r Prif Gynllun
- Ystyried cymeradwyo'r Prif Gynllun fel Arweiniad Cynllunio Ychwanegol i gynorthwyo ac arwain ystyriaeth a phenderfynu ar unrhyw gais cynllunio i'w cyflwyno.

Mae'r adroddiad hwn er gwybodaeth yn bennaf

**APPENDIX 1**

**PLANNING COMMITTEE  
21<sup>ST</sup> APRIL 2004  
AGENDA ITEM NO.**

**A REPORT BY THE HEAD OF PLANNING AND PUBLIC PROTECTION**

**DENBIGHSHIRE UDP  
RHYL SOUTH-EAST MAIN DEVELOPMENT AREA-  
POLICY MDA 1  
MASTERPLAN AND URBAN DESIGN EXERCISE**

**1. INTRODUCTION**

- 1.1 In the adopted UDP Policy MDA 1 – Rhyl South-East Main Development Area- allocates a mainly residential development of about 200 dwellings along with a primary school, community centre, open space and recreation, roads and nature conservation area.
- 1.2 With the aim of improving the quality of the overall development in general and urban design in particular Planning & Public Protection (as LPA) and the principal landowner/developer (Anwyl) have jointly commissioned urban design consultants to bring forward proposals to guide the future development in respect of-
- a master plan/land use layout
  - urban design principles and statement.
- 1.3 The results of this exercise are nearing completion .The master plan proposals prepared by the consultants are attached in Appendix 1. This includes the Rhodfa Maen Gwyn site which has planning consent for 90 dwellings and has been incorporated into the masterplan area- total of some 290 dwellings .Urban design illustrations will follow as supplementary papers before the Committee meets.
- 1.4 These are for consideration by County Members and subsequently by Rhyl Town Council before a planning application is submitted.
- 1.5 Members views are invited. Members should be aware that this exercise is only looking at the internal design arrangements. Clearly any subsequent planning application will require additional information such as – traffic impact assessment, environmental impact assessment etc.
- 1.6 Use has been made of the Development Team Approach (DTA) where other relevant services have been involved in the discussions at an early stage and generally support in principle the proposals. These include Transport & Infrastructure, Culture/Leisure & Countryside, Lifelong Learning and Development Services.

**2. BACKGROUND**

- 2.1 The quality of the built environment is one of the most important outcomes of the land use planning process and of significant interest to all stakeholders- LPA, developers, and,

of course, estate residents – the customers. In addition this is in line with a similar drive by Welsh Assembly Government (WAG) to improve the quality of design and development and who have supported the project.

- 2.2 Members should also be aware that a Questionnaire has been sent out to over 1200 occupiers of homes on small/large estates built since 1996. This is seeking to obtain information about the occupiers generally but also on their views of the estates in particular- quality of development, facilities, problems, improvements.
- 2.3 The results of this exercise will be reported to a subsequent meeting of this Committee as part the on-going commitment to improving (i) customer focus and (ii) quality of development.

### **3. MASPERPLAN LAYOUT AND URBAN DESIGN**

- 3.1 Set out below are the main proposals and principles behind the master plan/layout provided by the consultants - Nathaniel Lichfield & Partners- who have provided the following statement.
- 3.2 The intention of the master plan is to set a framework for the design of the development, building on lessons from previous development within Rhyl and current best practice in urban design.
- 3.3 The overall approach has evolved from a thorough assessment of the site and surrounding area, an appreciation of the planning policy context and local market conditions as well as an appreciation of the aspirations of the local community.
- 3.4 The master plan layout seeks to capitalise on existing natural features and topography. In particular the existing stream will be used as the central feature within a linear park running through the site; the layout also seeks to maintain visual connection between the site and the surrounding landscape by enabling long views to the Clwydian Hills.
- 3.5 The Key master plan proposals elements include:
  - Sufficient land to accommodate at least 290 new homes to meet the shortfall of housing in Rhyl and a mix of new homes of differing sizes, some of which will contribute towards affordable housing needs
  - Land for a new primary school and community centre with the potential for dual use of facilities close to existing residents
  - Facilities for informal and formal recreational provision to serve new residents
  - An access and movement strategy that will maximise the potential for improving existing connections and creating new ones by the provision of road linking Bro Deg and Dyserth Road that will facilitate the improvement of the alignment of Dyserth Road and reduce pressure on existing junctions, providing new pedestrian and cycle links across the site and encouraging the extension of existing bus services
  - A scheme that promotes a high quality, innovative, contextual design and layout of development that meets the design objectives of TAN 12 building upon positive locally distinctive landscape and townscape characteristics, to create a distinctive place with a coherent urban structure
  - A layout that will minimise opportunities for crime by ensuring a clear definition of public and private space with dwellings and windows orientated to enable natural surveillance of public spaces and routes and ensures appropriate levels of secure parking whilst minimising as far as possible the impact of frontage parking along key frontages.

#### **4. GUIDING PRINCIPLES**

- 4.1 The guiding principles underpinning the design strategy and master plan fall into three broad categories:

##### ***Access and Movement***

The aim of the master plan has been to provide sufficient connections to the surrounding residential area to create an interconnected urban structure consistent with good practice advice. The layout of streets is intended to create an area that is permeable for pedestrians, cyclists and users of public transport. A distinctive hierarchy of streets is proposed to assist with creating a legible layout. Frequent junctions and variations in alignment are proposed as traffic calming measures to minimise speeds through the master plan area.

##### ***Landscape Strategy***

The master plan proposes the integration of existing natural features where practicable and that the development capitalises on the potential visual and ecological interest associated with the Aberkinsey stream. Key elements of the landscape strategy include the creation of a landscaped gateway at the Dyserth Road entrance and a formal tree lined avenue along the main through route.

##### ***Urban Design Strategy***

It is intended that there will be a clear hierarchy of streets and spaces with different characteristics to assist in legibility and creation of a housing area with a distinct sense of place. Landmark buildings should be positioned at key intersections to terminate views and create visual interest. The creation of a continuous frontage of development will be encouraged where possible to define public and private spaces. The incorporation of areas of differing density, with a mix of house types will provide visual interest and create areas of distinctive character and identity

#### **5. ASSESSMENT**

- 5.1 Officers have been working with the developers and the consultants to bring forward a development that hopefully marks a significant change from previous estate plans. The aim is to try to move away from the car and road engineering based approach to a more sustainable form – providing a more informal but also safe and attractive environment.

- 5.2 Features include-

- variations in house types, groupings and densities
- full open space provision
- bringing together the school , community centre, formal playing field and multi-use games area ( MUGA), and parking – in the west end – to enable joint ,early and efficient use of facilities etc
- a central undeveloped “park” area for informal recreation -as well as local equipped areas of play (LEAPs) and neighbourhood equipped areas of play (NEAPs) across the proposed development
- an efficient yet more informal road layout

## **6. CONCLUSIONS**

- 6.1 In liaison with and support from WAG this is an innovative project where the LPA and developers have jointly commissioned such an exercise with the aim of improving –
- the process of bringing forward proposals
  - the product i.e. the built environment.
- 6.2 The broad approach and layout is supported by officers.
- 6.3 Should Members have any fundamental issues with the proposals these should be raised before any planning application is submitted.
- 6.4 Members views are invited to comment and so inform the exercise and hopefully improve the quality of any resulting development. Members may wish to comment in various ways – discuss formally at the Committee meeting, or informally with officers etc.

## **7. RECOMMENDATION**

- 7.1 (i) to support the overall approach as a basis for submitting subsequent planning application- subject to any discussions or amendments raised
- (ii) to invite the views of Rhyl Town Council .

**AROLWG DATBLYGIADAU TAI NEWYDD  
CANLYNIADAU'R AROLWG**

**CYFLWYNIAD**

Pwrpas yr adroddiad hwn yw hysbysu'r Aelodau o ganlyniadau'r Arolwg ynghylch datblygiadau tai newydd a wnaed fis Mawrth 2004. Gallai'r canlyniadau hyn fod yn hynod o arwyddocaol wrth ddatblygu polisiau ar gyfer y cynllun datblygu ac wrth benderfynu ar geisiadau cynllunio.

**CEFNDIR**

Fel rhan o'i ymrwymiad i Werth Gorau ac er mwyn cael adborth ynghylch stadau tai newydd, penododd Cyngor Sir Ddinbych Ymgynghorwyr First Research Surveys i gynnal arolwg o ddatblygiadau tai newydd a adeiladwyd yn y Sir ers 1996.

Roedd yr arolwg yn cynnwys perchnogion tai, tenantiaid y Cyngor a Chymdeithasau Tai a'r rhai sy'n rhentu'n breifat. Galluogodd hyn y Cyngor i gael barn gynrychioladol y trigolion gydol y Sir.

Amcan yr arolwg oedd ymgynghori gyda'r cyhoedd ynghylch dyluniad a chynllun y datblygiadau tai presennol. Bydd yr wybodaeth a gafwyd o gymorth i'r Cyngor wrth adolygu a ffurfio polisiau ar gyfer y Cynllun Datblygu Unedig a bydd yn o gymorth hefyd wrth benderfynu ar geisiadau cynllunio ar gyfer tai yn y dyfodol.

**Y PRIF GANFYDDIADAU**

Cafwyd canlyniadau da yn gyffredinol i'r arolwg gyda 42% yn ymateb. Ceir prif ganlyniadau'r arolwg yn Anecs A ac maent fel a ganlyn:

- Mae ystod oedran cartrefi'n amrywio yn ôl yr anheddiad. Mae aneddiadau megis Llangollen, Rhuddlan a Llandyrnog yn denu nifer fawr o bobl wedi ymddeol. Teuluoedd gan fwyaf sy'n byw mewn ystadau newydd yn Llanelwy. Mae mwy o gymysgedd o drigolion o bob oedran yn y canolfannau mwy megis y Rhyl a Phrestatyn.
- Mae'r rhan fwyaf o ymatebwyr (63%) wedi symud o fewn Sir Ddinbych yn enwedig yn Ninbych, Henllan, Llangollen, Rhuddlan a Rhuthun
- Mae mewnlifiad yn cyfrif am 37% o symud ty i'r sir. Roedd y mwyafrif o Ogledd Orllewin Lloegr a'r gweddill o rannau eraill o Loegr. Ychydig o fewnlifiad sydd o'r siroedd cyfagos.

- Y prif ffactorau yn dylanwadu ar bobl yn symud ty oedd bod eu tai presennol yn rhy fychan a'u bod yn dymuno byw mewn amgylchedd gwell. Fodd bynnag, roedd amrywiadau lleol, yn enwedig pan fo pobl yn symud er mwyn ymddeol.
- Y prif ddull o deithio i'r gwaith yw gyda cherbyd ac roedd gan y rhan fwyaf o ymatebwyr 1 neu 2 gerbyd at ddefnydd y cartref.
- Roedd 79% o ymatebwyr yn fodlon neu'n fodlon iawn yn gyffredinol gyda'r ardal maent yn byw ynnddi ac roedd 82% o ymatebwyr yn fodlon / fodlon iawn gyda'u cartref yn gyffredinol.
- Roedd ymatebwyr y lleiaf bodlon gyda darpariaeth manau chwarae a darpariaethau hamdden ac yn teimlo mai dyma fyddai'r gwelliant mwyaf ellid ei wneud i ddatblygiadau newydd. Eto, roedd gwahaniaethau lleol sylweddol rhwng ystadau tai newydd ynghylch pa mor fodlon oedd ymatebwyr gyda gwahanol agweddau o'u hystadau.
- Gwelliant allweddol arall a danlinellwyd oedd y dylai'r tai fod ymhellach oddi wrth eu gilydd.

## **GOBLYGIADAU / ASESIAID**

Mae goblygiadau allweddol i'r arolwg ar gyfer y cynllun datblygu a pholisi a rheoli datblygu yn ogystal â meysydd polisi eraill. Argymhellir defnyddio canlyniadau'r arolwg wrth adolygu'r polisiau a'r cynigion ar gyfer Cynllun Datblygu Unedol y Cyngor er mwyn gwella cynllun / dyluniad y darpariaethau a fydd ar gael yn y dyfodol mewn datblygiadau tai newydd.

## **CASGLIADAU**

Llwyddodd yr arolwg i gael barn y cyhoedd ynghylch datblygiadau tai newydd yn y Sir. Mae wedi tanlinellu agweddau positif a negyddol datblygiadau newydd. Dylid talu sylw penodol yn awr i agweddau o'r datblygiadau yr oedd yr ymatebwyr y lleiaf bodlon yn eu cylch wrth ffurfio polisiau ar gyfer y cynllun datblygu ac wrth benderfynu ar geisiadau cynllunio.

## **ARGYMHELLION**

Mae'r adroddiad hwn er gwybodaeth yr Aelodau



## ANNEX A



## New Housing Development Residents Survey 2004

### Key Findings

- 1231 households surveyed, 511 responses received back. Good overall response rate of 42%
- The highest response rates by settlement were in Llandyrnog and Henllan, both having a response greater than 60%
- The best response rate by estate was from the 'land at tree tops', Rhyl Road, Rhuddlan which exceeded 70%.

### A. Your household and home

- Primary household size (persons) – family homes >3 people
- Primary household size (bedrooms) – 3 bedrooms
- The age composition of the households surveyed varies per settlement;
  - Henllan – no residents surveyed above the age of 65.
  - Langollen, Llandyrnog, Rhuddlan – high number of residents over 65 years of age
  - St Asaph – Primarily young family estates with the majority of population aged 16-34 with children aged 5-15.
  - Rhyl & Prestatyn – a mix of age ranges evident
  - Tower Beach Estate – primarily families

## B. Previous Moves and Accommodation

### Migration / Locational characteristics

- The majority of respondents (63%) were the owner occupiers of their previous homes
- The majority of respondents have moved from homes within Denbighshire (63%).
- In Denbigh, Henllan, Llangollen, Rhuddlan & Ruthin 70%+ of respondents moved to their new home from elsewhere within Denbighshire. The Tower Beach estate had the least amount of migration to the estate from within Denbighshire (29%).
- 37% of previous house moves into Denbighshire were from outside the county. Of these, the majority were from North West England and the rest of England (19%). There was little in-migration from neighbouring counties.
- The highest concentration of in-migration from north west England was on the Tower Beach Estate (27%). Likewise Llandyrnog (25%) and Prestatyn (16%) also had high in migration from north west England.
- In migration from Conwy / Gwynedd was greatest in St Asaph (40%) and Bodelwyddan (35%).

### Reasons for moving

- There were a wide range of reasons for people wishing to move; the main reasons were because their existing home was too small (17%), trading up (15%) and to live in a better local environment (15%).
- The most important factor overall was to move because their house was too small (24%).
- The main reasons for moving to a new estate vary per settlement;
  - Henllan – The main reason for those moving to new estates here is trading up (22%)
  - Llandyrnog – majority of respondents wish to move to a better local environment (18%) and because their home is too big (13%).
  - Rhuddlan - a high proportion of have moved to the new estates for retirement (16%) and because their home is too big (13%).
  - Llangollen – Respondants chose to move here mainly to live in a better local environment (20%) and also for health / disability reasons (12%).
  - St Asaph – Primary reason to set up new home (33%) of to live with partner / spouse (33%).

- Denbigh – the majority of respondents moved because their home was too small (24%) and to trade up (24%).
- Tower Beach – 11% respondents moved for retirement purposes.
- Rhyl & Prestatyn – main reasons for moving are because their existing home is too small and to move to a better local environment.

### Travel & Commuting

- The primary mode of travel to work is by car (passenger / driver)
- The majority of households have either 1 car (41% respondents) or 2 cars (42% respondents) normally available for use.
- 86% respondents feel that they have adequate off road parking provision
- 55% of households surveyed have a garage, however, 76% of respondents do not use their garage for off road parking.

### C. Current Housing Circumstances

- 79% of respondents were satisfied / very satisfied with the general area in which they live.
- 82% respondents were satisfied / very satisfied with the home in general.
- The aspects of the new developments that respondents were dissatisfied / very dissatisfied with were the provision of play areas (29%) and the provision of leisure facilities (28%).
- There is considerable variation between estates on how satisfied they are with particular aspects of their development;
  - General layout; 92% at 58-62 West and 83% at Grapes Hotel very satisfied. 40% of respondents at Clos Meithrin were very dissatisfied / dissatisfied
  - Road Layout; Barkers Well & Former South were both 100% satisfied, however, respondents were very dissatisfied / dissatisfied with Land at and Parc Bodnant.
  - Parking provision; At Barkers Well & Victoria Road 100% respondents were satisfied with the provision, however, at Former South.. residents were 100% dissatisfied.
  - House Design; Grapes, Llangollen respondents were 100% satisfied yet at Maes Hyfryd 25% respondents were very dissatisfied

- Open space, play areas and leisure facilities; The majority of estates were dissatisfied with provision of open space, particularly at Y Gorlan
  - Shopping / educational; on the whole, residents were satisfied / very satisfied with this factor
  - Public transport; 25% of residents at Saronie Court were very dissatisfied with provision, however, at Clos Meithrin 100% respondents were satisfied
  - General area; The majority of estates were satisfied with the area in which they live. However, at Y Gorlan 27% were very dissatisfied.
  - Street lighting; At Heol Esgob 40% of residents were very dissatisfied, however, overall the majority of residents were satisfied.
  - House size / type; For each estate, residents were mainly satisfied with their house size / type.
  - Disabled provision; 100% residents at Heol Esgob were satisfied with provision
- The new housing estates where residents are the most dissatisfied were Former South Meadow, Prestatyn and Y Gorlan, Rhyl.
  - The estates where people were the most satisfied are Grapes Hotel, Llangollen and 58-62 West Parade, Rhyl.

### Improvements

- The main improvements that the residents surveyed felt were needed to the new estates were; houses should be further apart and there is a need for more recreational open space (toddlers / playground / kickabout area).
- There was a varied opinion on the improvements needed per housing estate.

### D. Future Housing Intentions

- 58% respondents feel they are unlikely to move in the near future

### E. Further Information

- 25% of respondents were Welsh speakers.

**GORCHYMYN DOSBARTHIAU DEFNYDD 1987**  
**NEWIDIADAU ARFAETHEDIG**

**CYFLWYNIAD**

Diben yr adroddiad hwn yw hysbysu'r Aelodau o'r newidiadau arfaethedig i Orchymyn Dosbarthiadau Defnydd (UCO) 1987, sydd i ddod i rym ym mis Awst 2004. Gallai'r newidiadau hyn fod â goblygiadau arwyddocaol ar gyfer cynllunio a pholisi datblygu, rheoli datblygiad a thrwyddedu.

**CEFNDIR**

Gwnaed newidiadau i'r UCO yn y gorffennol i adlewyrchu newidiadau mewn amgylchiadau, polisi cenedlaethol / lleol a'r farchnad. Mae'r Llywodraeth wedi adolygu ei sefyllfa eto ac mae'r newidiadau arfaethedig yn anelu at roddi mwy o reolaeth i Awdurdodau Cynllunio Lleol wrth reoli datblygiad canol tref. Amcan y newidiadau yw lleihau effeithiau negyddol tafarndai, clybiau nos a siopau bwyd poeth ar glud, yn enwedig yn hwyr yn y nos.

**PRIF NEWIDIADAU**

Cynhwysir y dosbarthiadau presennol yn Atodiad A. Mae'r prif newidiadau i'w gweld yn Atodiad B ac maent fel a ganlyn:

- Dosbarth A3 (Bwyd a Diod) i'w rannu yn;
  - Dosbarth A3 Caffis a Bwytai (h.y. bwyd yn cael ei fwyta yn bennaf yn yr eiddo)
  - Dosbarth A4 Tafarndai a Bariau (h.y. diod a yfir yn bennaf yn yr eiddo)
  - Dosbarth A5 Bwyd parod (h.y. yn cael ei fwyta yn bennaf mewn man ar wahân i'r eiddo)
  - Bydd Dosbarthiadau A4 a A5 yn medru newid yn Ddosbarth A1, A2 neu A3 trwy gyfrwng hawliau datblygu a ganiateir.
- Creu dosbarth defnydd D3 newydd ar gyfer Defnydd Hamdden Hwyr (h.y. clybiau nos). Bydd angen caniatâd cynllunio ar gyfer unrhyw newid i neu o'r dosbarth defnydd hwn.
- Bydd clybiau warws (A1 ar hyn o bryd) yn cael eu dosbarth eu hunain (sui generis). Bydd angen caniatâd cynllunio ar gyfer unrhyw newid o neu i ddefnydd arall.

- Bydd caffis rhyngrwyd yn dod dan ddsbarthiad adwerthu A1 ac yn dwyn i ben unrhyw ddryswch presennol.
- Bydd yr hawl datblygiad a ganiateir i newid defnydd o siop arddangos ceir i ddefnydd adwerthu A1 yn cael ei ddileu. Bydd angen caniatâd cynllunio ar gyfer unrhyw newidiadau.

## **GOBLYGIADAU / ASESIAID**

Y goblygiadau allweddol ar gyfer polisi, rheoli datblygiad a thrwyddedu yw:

- Bydd y cynigion yn galluogi i Awdurdodau Cynllunio Lleol gael mwy o reolaeth dros dafarndai, bariau ac, yn enwedig, defnydd hamdden hwyr yng nghanol trefi megis Y Rhyl / Prestatyn ac mewn ardaloedd preswyl. Byddai hyn hefyd yn cael goblygiadau polisi arwyddocaol i'r 'parth adloniant' ar Rodfa'r Gorllewin, Y Rhyl, lle bu anawsterau yn y gorffennol wrth ddynodi / rheoli tafarndai hwyr yn erbyn caffis sy'n agor yn ystod diwrnod / gyda'r nos arferol.
- Mae'r cynigion yn eglurhau dosbarthiad clybiau warws a chaffis rhyngrwyd
- Mae datblygiad a ganiateir siopau arddangos ceir yn ddefnydd A1 wedi bod yn broblem hanesyddol. Mae'r cynigion yn goresgyn hyn ac yn galluogi rheolaeth dynnach dros unrhyw newid defnydd.
- Ni chynigir unrhyw newidiadau i ddsbarthadau B ac C.

## **CASGLIADAU**

Croesewir y newidiadau arfaethedig i'r UCO ac ystyrir bod eu hangen ers talwm. Dylid talu sylw arbennig i ddsbarthiadau newydd A3, A4, A5 a D3 a'r goblygiadau i bolisi, rheoli datblygiad a thrwyddedu.

## **ARGYMHELLION**

Mae'r adroddiad hwn er gwybodaeth i'r Aelodau.

**APPENDIX A**

# GUIDE TO USE CLASSES ORDER and Permitted Changes of Use (England and Wales)

Use Classes Order 1987 <i>(see note 1)</i>	Use Classes Order 1972	Description	General Development Order 1988 <i>(see note 2)</i>
<b>A1</b> <i>Shops</i>	Class I	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, etc.  Pet shops, cats-meat shops, tripe shops, sandwich bars  Showrooms, domestic hire shops, funeral directors	No permitted change <i>(see note 3)</i>
<b>A2</b> <i>Financial and Professional Services</i>	Class II	Banks, building societies, estate and employment agencies  Professional and financial services, betting offices	Permitted change to A1 <i>where a ground floor display window exists</i> <i>(see note 3)</i>
<b>A3</b> <i>Food and Drink</i>		Restaurants, pubs, snack bars, cafés, wine bars, shops for sale of hot food	Permitted change to A1 or A2
<b>Sui Generis</b> <i>(see note 4)</i>		Shops selling and/or displaying motor vehicles	Permitted change to A1
		Laundrettes, taxi or vehicle hire businesses, amusement centres, petrol filling stations	No permitted change
<b>B1</b> <i>Business</i> <i>(see note 5)</i>	(a) Class II  (b)  (c) Class III	Offices, not within A2  Research and development, studios, laboratories, high tech  Light industry	Permitted change to B3 <i>where no more than 2,15m*</i>
<b>B2</b> <i>General Industrial</i> <i>(see note 6)</i>	Class IV-IX	General industrial	Permitted change to B1 or B5 <i>if limited to no more than 2,25m*</i>
<b>B3</b> <i>Storage and Distribution</i>	Class X	Wholesale warehouse, distribution centres, repackers  Any work registrable under the Alkali, etc. Works Regulation Act, 1906	Permitted change to B1 <i>where no more than 2,25m*</i>
	Class XI	Hotels, boarding and guest houses	No permitted change
	Class XII	Residential schools and colleges	No permitted change
	Class XIV	Hospitals and convalescent/nursing homes	No permitted change
<b>C3</b> <i>Living Accommodation</i> <i>(see note 7)</i>		Dwellings, small businesses at home, communal housing of elderly and handicapped	No permitted change
<b>Sui Generis</b>		Hostel	
<b>D1</b> <i>Non-residential Education</i>	Class XIII  Class XV  Class XVI	Places of worship, church halls  Clinics, health centres, crèches, day nurseries, consulting rooms  Museums, public halls, libraries, art galleries, exhibition halls  Non-residential education and training centres	No permitted change
<b>D2</b> <i>Assembly and Leisure</i>	Class XVII  Class XVIII	Cinemas, music and concert halls  Dance, sports halls, swimming baths, skating rinks, gymnasiums  Other indoor and outdoor sports and leisure uses, bingo halls, casinos	No permitted change
<b>Sui Generis</b>	Class XVIII	Theatres	No permitted change

**NOTES**

- Changes of use within a specific class do not require planning permission, provided that the use complies with the planning provisions that have effect and, where necessary, conditions attached to the consent.
- The permitted development rights classes in this table do not require planning permission where all criteria set out in the table are met and no other provisions apply.
- The General Development Order 1988 provides for the permitted change of use of a building from Class I1 or Class I2 to a single use for the purposes of either Class A1 or Class A2 and as a single use, and from such a mixed use to Class I1 or Class I2 and provided the Class I1 or I2 use is retained on a floor below the single use and no less than 10 metres from the street.

- The term used in this table which refers to a use within a class, the planning use and falling within a specific class within the Use Classes Order table, is referred to as a "planning use".
- A floor use must be capable of being undertaken "in any substantial area within the building or the curtilage of that site by means of water, electricity, steam, heat, power, gas, oil, gas or gas".
- The Use Classes (Amendment) Order 1988 created the B2 Order by merging Classes B1 & B2 (General Industrial groups B & C). Subsequent provisions provide within these classes use shall include Class B2 (General Industrial).
- A 2.25m is defined as a level in a building or part thereof where, in each case, an explicit use consent of use is provided.

- Use or less residential units being together as a family.
- It should be noted that permitted changes of use identified above are subject to change, in a case for made to occur.
- Where other permitted development rights exist for, users also industrial and warehouse buildings, dwelling houses, agricultural buildings, or hotels, colleges, universities, hospitals and development by statutory authorities.
- The above is intended as a general guide only. Reference should be made to the Order contained in the Town & Country Planning Act 1990 as amended, the Use Classes Order 1987 as amended, and the General Development Order 1988 as amended.

For further information contact Hillier Parker Planning

**Hillier Parker**

0171-629 7666

77 Grosvenor Street London W1A 3BT

Hillier Parker - March 1995

## APPENDIX B

### Proposed Changes to UCO

Current Use Class		Proposed Use Class	
A1	Shops	—————	To include internet cafes  Warehouse clubs excluded
A2	Professional & Financial Services		No Change
A3	Food and Drink	—————	A3 Cafes and Restaurants
		—————	A4 Pubs and Bars
		—————	A5 Takeaway Food
B1	Business		No Change
B2	General Industrial		No Change
B8	Warehouse and Distribution		No Change
C1	Hotels		No Change
C2	Residential Institutions		No Change
C3	Dwellings		No Change
D1	Non Residential Institutions		No Change
D2	Assembly and Leisure		No Change
		—————	D3 Late Night Leisure Uses



**PWYLLGOR CYNLLUNIO**  
**14eg Gorffennaf 2004**  
**EITEM RHIF 13 AR Y RHAGLEN**

**ADRODDIAD GAN Y PENNAETH CYNLLUNIO A GWARCHOD Y  
CYHOEDD**

**DYDDIAD YMWELIADAU SAFLE**

**1. DIBEN YR ADRODDIAD**

- 1.1** Hysbysu'r Aelodau o ddyddiad tebygol unrhyw Ymweliadau Safle a ofynnir amdanynt gan y Pwyllgor Cynllunio.

**2. DYDDIAD YMWELIADAU SAFLE**

- 2.1** Mewn ymgynghoriad gydag Adran Clerc y Sir, penderfynwyd mai **dydd Mercher 28ain Gorffennaf, 2004** (yn y prynhawn) yw'r mwyaf addas. Mae'r dyddiad hwn wedi ei drefnu dros dro.
- 2.2** Fe'ch hysbysir, felly, y bydd unrhyw ymweliadau safle a drefnir heddiw yn digwydd ar **ddydd Mercher 28ain Gorffennaf 2004**.

**3. AELODAETH Y PANEL YMWELIADAU SAFLE**

- 3.1** Bydd hyn yn dibynnu ar Gydbwysedd Gwleidyddol.

**4. ARGYMHELLIAD**

- 4.1** **Bod yr Aelodau yn cytuno bod unrhyw Ymweliadau Safle yn cael eu cynnal ar ddydd Mercher 28ain Gorffennaf 2004 (yn y prynhawn).**

**PWYLLGOR CYNLLUNIO**  
**CYFARFOD: 14eg Gorffennaf 2004**  
**EITEM: 14**

**PLANNING COMMITTEE**  
**MEETING: 14th July 2004**  
**ITEM: 14**

**Penderfyniadau wedi eu gwneud gan  
Bennaeth Gwasanaethau Cynllunio a Gwarchod y Cyhoedd o dan  
Pwerau Dirprwyedig  
1af Mai - 11eg Mehefin 2004**

**Decisions Made by the Head of Planning and Public Protection  
under  
Delegate Powers  
1st May - 11th June 2004**

**Eitem er gwybodaeth  
Item For Information**

This is a list of applications where the decision has already been made under delegated powers. If you wish to discuss the application/decision please contact the Case Officer.

**DECISION TYPES**

- |                 |  |
|-----------------|--|
| <b>GRANT</b>    | - grant planning permission  |
| <b>REFUSE</b>   | - refuse all types of application  |
| <b>APPROVE</b>  | - approve reserved matters or condition  |
| <b>CONSENT</b>  | - grant listed building, conservation area, or advert consent  |
| <b>DEEMED</b>   | - does not require advert consent  |
| <b>NO OBJ</b>   | - no objection to works to tree(s) in conservation area  |
| <b>NOT REQ</b>  | - proposal does not require permission/consent   |
| <b>DETERMIN</b> | - determine that prior approval is not required or is granted on determination application (certain telecom or agricultural works) |
| <b>P DEV</b>    | - proposal found to be permitted development after receipt   |
| <b>WDN</b>      | - application withdrawn by applicant   |
| <b>INVALID</b>  | - application found to be invalid  |
| <b>CERTIFY</b>  | - Certificate of lawful use issued   |
| <b>RCERTIFY</b> | - refuse to issue certificate of lawful use  |