

Y Gofrestr Apeliadau yn erbyn Barnu'n Annilyys Non-Validation Appeals Register

Mae'r ddogfen hon yn rhestru Apeliadau yn erbyn Barnu'n Annilyys a bennwyd gan yr Arolygiaeth Gynllunio.

This document lists the Non-Validation Appeals that the Planning Inspectorate has determined.

19/03/2021	3270014	Abertawe / Swansea
22/01/2021	3266312	Sir Ddinbych / Denbighshire
15/12/2020	3263829	Caerffili / Caerphilly
17/09/2020	3258452	Sir Gâr / Carmarthenshire
08/07/2020	3254540	Sir y Fflint / Flintshire
08/04/2020	3249465	Casnewydd / Newport
06/12/2019	3241561	Sir Fynwy / Monmouthshire
21/05/2019	3227796	Sir Gâr / Carmarthenshire
18/01/2019	3219497	Sir Ddinbych / Denbighshire
26/11/2018	3215566	Caerdydd / Cardiff
11/07/2018	3205999	Ynys Môn / Anglesey
29/06/2018	3204764	Caerffili / Caerphilly
25/06/2018	3204526	Abertawe / Swansea
14/06/2018	3203468	Awdurdod Parc Cenedlaethol Eryri/Snowdonia National Park Authority
25/05/2018	3202148	Castell-nedd Port Talbot / Neath Port Talbot
09/05/2018	3200766	Awdurdod Parc Cenedlaethol Eryri/Snowdonia National Park Authority
04/05/2018	3200499	Caerdydd / Cardiff
29/03/2018	3197847	Conwy
28/03/2018	3197741	Caerdydd / Cardiff
28/11/2017	3188025	Sir Gâr / Carmarthenshire
20/11/2017	3188097	Castell-nedd Port Talbot / Neath Port Talbot
16/10/2017	3187574	Abertawe / Swansea
16/10/2017	3185213	Abertawe / Swansea
31/07/2017	3180157	Conwy
14/06/2017	3176494	Torfaen
24/03/2017	3171175	Ceredigion
04/01/2017	3165422	Powys
11/11/2016	3161630 & 3161639	Sir Gâr / Carmarthenshire

12/09/2016	3157231	Ceredigion
29/07/2016	516222 / 3158638	Ceredigion
01/07/2016	516219 / 3158630	Ceredigion
27/05/2016	516196 / 3158621	Sir y Fflint / Flintshire
24/05/2016	516193 / 3158616	Castell-nedd Port Talbot / Neath Port Talbot
14/04/2016	516816 / 3158604	Ceredigion

3271191, 3271268 & 3271295	
Apelydd / Appellant	Mrs N John (R&A Properties (South Wales) Limited).
Cyfeiriad y Safle / Site Address	
Tir yn y cefn Brynmynach Avenue, Tredomen. ----- Land to the rear Brynmynach Avenue, Tredomen.	
Disgrifiad o'r Datblygiad a Gynigir / Description of the Development Proposal	
Adeiladu garej sengl cysylltiedig - Llain 1, 2 & 3, Tir ar Brynmynach Avenue, Tredomen. --- --- --- Erect attached single garage - Plot 1, 2 & 3 Land at Brynmynach Avenue, Tredomen.	
Rhesymau'r ACLI dros Farnu'n Annilyys / LPA Reasons for Invalidity	
i) Newid y cais fel a ganlyn: 'Ymgymryd â'r datblygiad heb gydymffurfio ag amod 16 caniatâd cynllunio 14/0847/FULL, i ganiatáu adeiladu garej cysylltiedig', neu. ii) Newid y datblygiad arfaethedig i 'Adeiladu garej ar wahân'. Yn hyn o beth, byddai angen i'r garej arfaethedig fod ar wahân i'r annedd gymeradwy fel nad yw'r datblygiad cyfan yn cael ei newid. --- --- --- i) Change the application such that it is to 'Carry out the development without complying with condition 16 of planning consent 14/0847/FULL, to allow the erection of an attached garage', or ii) Amend the proposed development to 'Erection of a detached garage'. In this regard the proposed garage would need to be detached from the approved dwelling such that the whole development is not changed.	
Sail dros apelio / Grounds of Appeal	
(2)(c) Nid yw'r gofyniad yn ofyniad dilysu mewn perthynas â'r cais. --- (2)(c) The requirement is not a validation requirement in relation to the application.	
Penderfyniad / Decision	Dim angen gweithredu / No further action
Dyddiad / Date	06/04/2021
Porth Gwaith Achos Apeliadau / Appeals Casework Portal	
https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3271191	

3270014

Apelydd / Appellant

Mr David Stanton

Cyfeiriad y Safle / Site Address

8 Llys Bay View, Abertawe, SA2 9JY.

8 Bay View Court, Swansea, SA2 9JY.

**Disgrifiad o'r Datblygiad a Gynigir /
Description of the Development Proposal**

Cadw chwaraedy pren dros dro.

Retention of a temporary wooden playhouse.

Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity

1) Ffurflen Gais

Cyflwynwch ffurflen gais ddiwygiedig:

Cwestiwn 4 – mae'r disgrifiad yn datgan mai cais am ganiatâd cynllunio dros dro yw hwn, ond nid yw'n nodi am ba hyd y ceisir caniatâd cynllunio. Eglurwch am ba hyd y ceisir caniatâd cynllunio.

2) Cynlluniau Lleoliad

Cyflwynwch gynllun lleoliad safle diwygiedig wedi'i seilio ar fap cyfredol ac wrth raddfa fetrig safonol dynodedig (sef 1:1250 neu 1:2500, yn nodweddiadol).

Dylai cynlluniau ddangos digon o ffyrdd a/neu adeiladau neu dir sy'n ffinio â safle'r cais, yn ogystal â phwynt Gogledd – nid yw enwau'r ffyrdd amgylchynol wedi'u dangos yn glir.

Dylai ymyl safle'r cais gael ei ddangos yn glir trwy linell goch, a dylai gynnwys yr holl dir sy'n angenrheidiol i gynnal y datblygiad arfaethedig.

Dylid tynnu llinell las o amgylch unrhyw dir arall y mae'r ymgeisydd yn berchen arno sy'n agos i safle'r cais neu'n ffinio ag ef.

3) Cynllun Bloc – Arfaethedig

Cyflwynwch gynllun bloc/cynllun gosodiad diwygiedig wrth raddfa 1:200 neu 1:500 sy'n dangos y datblygiad arfaethedig yn glir mewn perthynas ag unrhyw eiddo cyffiniol.

Nid yw cynllun gosodiad y safle yn mesur wrth raddfa 1:250 ar y cynllun gosodiad a gyflwynwyd – mae'r adeilad allan yn mesur 0.75 metr x 1.6 metr ar y gosodiad o'i fesur wrth raddfa 1:250, ond mae'n mesur 2.1 metr (uchafswm) o led a 4.5 metr o hyd ar y cynllun llawr.

4) Gweddau Arfaethedig

Cyflwynwch gynlluniau diwygiedig sydd wedi'u llunio wrth raddfa 1:50 neu 1:100 neu sy'n cynnwys dimensiynau llawn.

Nid yw'r gweddau blaen a chefn yn dangos y ferandas, y drysau a'r sylfaen. Mae'r delweddau o'r adeilad yn dangos yr adeilad ar sylfaen nad yw wedi'i chynnwys ar y wedd sy'n wynebu tua'r De.

--- --- ---

1) Application Form

Please submit an amended application form:

Question 4 - the description states this is an application for temporary planning permission but does not state the length of time for which planning permission is being sought. Please clarify (sic) the length of time for which planning permission is being sought.

2) Location Plans

Please submit an amended site location plan based on an up-to-date map and to an identified standard metric scale (typically 1:1250 or 1:2500).

Plans should identify sufficient roads and or buildings or land adjoining the application site and also a North point - the names of the surrounding roads are not clearly shown.

The application site should be edged clearly with a red line including all land necessary to carry out the proposed development.

A blue line should be drawn around any other land owned by the applicant which is close to or adjoining the application site.

3) Block Plan – Proposed

Please submit an amended block plan/layout plan to a scale of 1:200 or 1:500 clearly showing the proposed development in relation to any adjoining properties.

The site layout plan is not measuring at scale 1:250 on the layout plan which has been submitted - the outbuilding measures 0.75 metres x 1.6 metres on the layout when measured at scale 1:250, whereas it measures 2.1 metres (maximum) in width and 4.5 metres in length on the floor plan.

4) Proposed Elevations

Please submit amended plans which are drawn at scale 1:50 or 1:100 or are fully dimensioned.

The front and rear elevations do not show the verandas, doors and base. The images of building show the building on a base which is not included on the South facing elevation.

Sail dros apelio / Grounds of Appeal

(2)(a) Mae'r cais yn cydymffurfio â'r gofyniad a nodir yn yr hysbysiad.

(2)(d) Nid yw'r wybodaeth neu'r dystiolaeth y mae'r ACLI wedi gofyn amdani yn rhesymol, o ystyried natur a graddfa'r datblygiad arfaethedig ac/neu nid yw'n rhesymol i'r ACLI feddwl y bydd y mater y mae'r gofyniad yn perthyn iddo yn ystyriaeth sylweddol wrth bennu'r cais.

(2)(a) The application complies with the requirement identified in the notice.

(2)(d) The information or evidence that the LPA has required is not reasonable, having regard to the nature and scale of the proposed development and/or it is not reasonable for the LPA to think that the matter to which the requirement relates will be a material consideration in the determination of the application.

Penderfyniad / Decision	Caniatawyd / Allowed
Dyddiad / Date	19/03/2021
Porth Gwaith Achos Apeliadau / Appeals Casework Portal	
https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3270014	

3266312	
Apelydd / Appellant	Mr P Kearns of Urban Build Northern Ltd.
Cyfeiriad y Safle / Site Address	
Tir gerllaw Bryn Teg, Gellifor, Rhuthun. ----- Land adjacent to Bryn Teg, Gellifor, Ruthin	
Disgrifiad o'r Datblygiad a Gynigir / Description of the Development Proposal	
Adeiladu 2 eiddo preswyl ar wahân, gan gynnwys mynediad cysylltiedig i'r briffordd gyhoeddus. --- --- --- Erection of 2 no. detached residential properties including associated access to public highway.	
Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity	
Darparwch gynlluniau llawr a gweddlluniau arfaethedig o'r math o dŷ drychddelwedd arfaethedig. Darparwch gynlluniau a gweddlluniau diwygiedig o'r garej arfaethedig, gan gynnwys y wedd ochr sydd ar goll. --- --- --- Please provide proposed floor plans and elevations of the proposed handed house type. Please provide amended plans and elevations of the proposed garage, including the missing side elevation.	
Sail dros apelio / Grounds of Appeal	
(2)(d) Nid yw'r wybodaeth neu'r dystiolaeth y mae'r ACLI wedi gofyn amdani yn rhesymol, o ystyried natur a graddfa'r datblygiad arfaethedig ac/neu nid yw'n rhesymol i'r ACLI feddwl y bydd y mater y mae'r gofyniad yn perthyn iddo yn ystyriaeth sylweddol wrth bennu'r cais. --- (2)(d) The information or evidence that the LPA has required is not reasonable, having regard to the nature and scale of the proposed development and/or it is not reasonable for the LPA to think that the matter to which the requirement relates will be a material consideration in the determination of the application.	
Penderfyniad / Decision	Caniatawyd / Allowed
Dyddiad / Date	22/01/2021
Porth Gwaith Achos Apeliadau / Appeals Casework Portal	
https://acp.planninginspectorate.gov.uk/ViewCase.aspx?Caseid=3266312&CoID=0	

3263829	
Apelydd / Appellant	Pro Shoot Firearms Club Wales
Cyfeiriad y Safle / Site Address	
Tomenni Llanbradach, Colliery Road, Llanbradach. ----- Llanbradach Tips, Colliery Road, Llanbradach.	
Disgrifiad o'r Datblygiad a Gynigir / Description of the Development Proposal	
<p>Cadw a chwblhau adeiladu byndiau i ddarparu gwelliannau diogelwch, gwelliannau i'r pwyntiau tanio ac ardal saethu ar gyfer y maes tanio presennol, ac adeiladu maes tanio byr a thrac sbrintio a saethu, a gwaith cysylltiedig.</p> <p>-----</p> <p>Retain and complete the construction of bunds to provide safety improvements, firing points and target area upgrades for existing shooting range, and construction of short target range and target sprint track, and related works.</p>	
Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity	
<p>Ar ôl ystyried y wybodaeth ychwanegol a gyflwynwyd, fe'ch cynghoraf fod yr Awdurdod Cynllunio Lleol o'r farn nad yw maes tanio reiffl yn faes chwarae at ddibenion Rheoliadau Cynllunio Gwlad a Thref (Ffioedd am Geisiadau, Ceisiadau Tybiedig ac Ymweliadau Safle) (Cymru) (Diwygio) 2020.</p> <p>Felly, byddai'r ffi ar gyfer y cais hwn yn dod o fewn categori 9 y tabl yn Rhan 2 Atodlen 1 y Rheoliadau hynny (Cynnal unrhyw weithrediadau nad ydynt yn dod o fewn unrhyw un o'r categorïau uchod), ac, fel y cyfryw, cyfrifir ei bod yn £230 fesul 0.1ha neu ran ohono.</p> <p>-----</p> <p>After considering the additional information submitted I would advise you that it is the view of the Local Planning Authority that a rifle shooting range is not a playing field for the purposes of The Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) (Amendment) Regulations 2020.</p> <p>Therefore the fee for this application would fall within category 9 of the table in Part 2 of Schedule 1 of those Regulations (The carrying out of any operations not coming within any of the above categories) and as such is calculated at £230 per 0.1ha or part thereof.</p>	
Sail dros apelio / Grounds of Appeal	
<p>(2)(b) Nid yw'r cais yn un y mae'r gofyniad yn gymwys iddo.</p> <p>---</p> <p>(2)(b) The application is not one to which the requirement applies.</p>	
Penderfyniad / Decision	Caniatawyd / Allowed
Dyddiad / Date	15/12/2020
Porth Gwaith Achos Apeliadau / Appeals Casework Portal	
https://acp.planninginspectorate.gov.uk/ViewCase.aspx?Caseid=3263829&CoID=0	

3258452	
Apelydd / Appellant	Mr David Hill
Cyfeiriad y Safle / Site Address	
Cefnmaes, Alltwalis, Caerfyrddin, SA32 7EG ----- Cefnmaes, Alltwalis, Carmarthen, SA32 7EG	
Disgrifiad o'r Datblygiad a Gynigir / Description of the Development Proposal	
Caniatâd cynllunio ar gyfer adeilad cuddygl gwartheg â storfa slyri oddi tano. ----- Planning permission for cattle cubicle building with slurry store below.	
Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity	
Gofyniad yr hysbysiad yw cyflwyno: <ul style="list-style-type: none">• Adroddiad Ymgynghori Cyn-cais• Datganiad Dylunio a Mynediad -----• The requirements of the notice as issued are to submit:• Pre-application Consultation Report• Design and Access Statement	
Sail dros apelio / Grounds of Appeal	
(2)(b) Nid yw'r cais yn un y mae'r gofyniad yn gymwys iddo. (2)(c) Nid yw'r gofyniad yn ofyniad dilysu mewn perthynas â'r cais. (2)(d) Nid yw'r wybodaeth neu'r dystiolaeth y mae'r ACLI wedi gofyn amdani yn rhesymol, o ystyried natur a graddfa'r datblygiad arfaethedig ac/neu nid yw'r rhesymol i'r ACLI feddwl y bydd y mater y mae'r gofyniad yn perthyn iddo yn ystyriaeth sylweddol wrth bennu'r cais. ----- (2)(b) The application is not one to which the requirement applies. (2)(c) The requirement is not a validation requirement in relation to the application. (2)(d) The information or evidence that the LPA has required is not reasonable, having regard to the nature and scale of the proposed development and/or it is not reasonable for the LPA to think that the matter to which the requirement relates will be a material consideration in the determination of the application.	
Penderfyniad / Decision	Gwrthodwyd / Dismissed
Dyddiad / Date	17/09/2020
Porth Gwaith Achos Apeliadau / Appeals Casework Portal	
https://acp.planninginspectorate.gov.uk/ViewCase.aspx?Caseid=3258452&CoID=0	

3254540	
Apelydd / Appellant	Muller Property Group
Cyfeiriad y Safle / Site Address	
Tir wrth gefn 81 Drury Lane, Drury, Sir Fflint. ----- Land to the rear of 81 Drury Lane, Drury, Flintshire.	
Disgrifiad o'r Datblygiad a Gynigir / Description of the Development Proposal	
Dymchwel 81 Drury Lane a chodi 56 annedd, mynediad, parcio, man agored a gwaith cysylltiedig. --- --- --- Demolition of 81 Drury Lane and the erection of 56 dwellings, access, parking, open space and associated works.	
Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity	
<ul style="list-style-type: none">• Tystysgrif B wedi'i dyddio'n anghywir• Ni chyflwynwyd copi o'r rhybudd i'r tîrfeddianwyr• Nid yw cynlluniau drychiad ochr a chynllun llawr tai Math B yn cyfateb. --- --- ---• Certificate B dated incorrectly• No copy of notice served• House Type B plans do not match.	
Sail dros apelio / Grounds of Appeal	
(2)(c) Nid yw'r gofyniad yn ofyniad dilysu mewn perthynas â'r cais. --- (2)(c) The requirement is not a validation requirement in relation to the application.	
Penderfyniad / Decision	Caniatawyd / Allowed
Dyddiad / Date	08/07/2020
Porth Gwaith Achos Apeliadau / Appeals Casework Portal	
https://acp.planninginspectorate.gov.uk/ViewCase.aspx?Caseid=3254540&CoID=0	

3249465

Apelydd / Appellant

Mr Jon Straw

Cyfeiriad y Safle / Site Address

Tir i'r gorllewin o Catsash Road, Langstone, Casnewydd, NP18 2LZ.

Land to the west of Catsash Road, Langstone, Newport, NP18 2LZ

**Disgrifiad o'r Datblygiad a Gynigir /
Description of the Development Proposal**

Cadw deunydd a ddyddodwyd gan ffurfio trac a manau croesi nant, mynedfa i gerbydau amaethyddol a bwriad i ledu mynedfa bresennol i gerbydau amaethyddol.
--- --- ---

Retention of deposited material forming track and stream crossing points, agricultural vehicular access and proposed widening of existing agricultural vehicular access.

Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity

1. Cadarnhewch fod y disgrifiad uchod o'r cynnig yn dderbyniol.
2. Yn seiliedig ar gynllun lleoliad y safle a'r ffurflenni cais, arwynebedd y safle yw 2.29 o hectarau. Felly, ystyrir bod y cynnig yn gais mawr ac mae'n ofynnol cynnal ymgynghoriad cyn-ymgeisio â'r gymuned cyn cyflwyno cais ffurfiol. Mae angen i ganlyniadau'r ymgynghoriad gael eu darparu mewn adroddiad a gyflwynir i gyd-fynd â chais ffurfiol. Mae'n rhaid i'r adroddiad gael ei ddarparu er mwyn i'r cais fod yn ddilys. Mae rhagor o arweiniad ar gael yn nogfen Llywodraeth Cymru 'Ymgynghori â'r Gymuned Cyn Ymgeisio: Canllaw Arfer Gorau i Ddatblygwyr' (Tachwedd 2017);
3. Cyflwynwch ddatganiad dylunio a mynediad (cais mawr);
4. Yn seiliedig ar gyfanswm arwynebedd o 2.29 ha, ystyrir mai'r ffi yw £4,370 (£380 wedi'i dalu eisoes);
5. Darparwch gynllun gosodiad safle sy'n dangos lleoliad y trac a manau croesi'r nant;
6. Darparwch drychluniau o'r trac a manau croesi'r nant;
7. Darparwch gynllun sy'n dangos gosodiad a gweddllun y fynedfa sydd i'w chadw;
8. Darparwch gynllun gosodiad a gweddllun presennol ac arfaethedig y fynedfa y bwriedir ei lledu.
--- --- ---

1. Please confirm that the description of proposal as above is acceptable.
2. Based on the site location plan and the application forms the site area is 2.29 hectares. The proposal is therefore deemed to be a major application and there is a requirement to undertake pre-application consultation with the community prior to submitting a formal application. The results of the consultation needs [sic] to be provided in a report to accompany a formal application. This report must be provided to enable the application to be valid. For further guidance, please consult Welsh

Government document 'Pre-application Community Consultation: Best Practice Guidance for Developers' (November 2017);

3. Please submit a design and access statement (major application);

4. Based on a total size area of 2.29 ha the fee is considered to be £4,370 (£380 already paid);

5. Please provide a site layout plan showing location of track and stream crossing points;

6. Please provide sectional drawings of track and stream crossing points;

7. Please provide plan showing layout and elevation of access to be retained;

8. Please provide existing a proposed layout plan and elevation of access proposed to be widened.

Sail dros apelio / Grounds of Appeal

(2)(d) Nid yw'r wybodaeth neu'r dystiolaeth y mae'r ACLI wedi gofyn amdani yn rhesymol, o ystyried natur a graddfa'r datblygiad arfaethedig ac/neu nid yw'n rhesymol i'r ACLI feddwl y bydd y mater y mae'r gofyniad yn perthyn iddo yn ystyriaeth sylweddol wrth bennu'r cais.

(2)(d) The information or evidence that the LPA has required is not reasonable, having regard to the nature and scale of the proposed development and/or it is not reasonable for the LPA to think that the matter to which the requirement relates will be a material consideration in the determination of the application.

Penderfyniad / Decision

Gwrthodwyd / Dismissed

Dyddiad / Date

08/04/2020

Porth Gwaith Achos Apeliadau / Appeals Casework Portal

<https://acp.planninginspectorate.gov.uk/ViewCase.aspx?Caseid=3249465&CoID=0>

3241561	
Apelydd / Appellant	Gavin O'Donnell
Cyfeiriad y Safle / Site Address	
Ty Cedrwydd, Llandegveth, NP18 1HX	
Disgrifiad o'r Datblygiad a Gynigir / Description of the Development Proposal	
Codi pergola pren gyda barbeciw a ffwrn fara brics gerllaw. --- --- --- Erection of timber pergola with adjacent brick built BBQ and bread oven.	
Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity	
Ni chyflwynwyd ffi gyda'r cais. Cyflwynwch y ffi ymgeisio o £190.00 cyn gynted â phosibl. --- --- --- No fee has been submitted with the application. Please submit the application fee of £190.00 as soon as possible.	
Sail dros apelio / Grounds of Appeal	
(2)(a) Mae'r cais yn cydymffurfio â'r gofyniad a nodir yn yr hysbysiad. (2)(d) Nid yw'r wybodaeth neu'r dystiolaeth y mae'r ACLI wedi gofyn amdani yn rhesymol, o ystyried natur a graddfa'r datblygiad arfaethedig ac/neu nid yw'n rhesymol i'r ACLI feddwl y bydd y mater y mae'r gofyniad yn perthyn iddo yn ystyriaeth sylweddol wrth bennu'r cais. --- (2)(a) The application complies with the requirement identified in the notice. (2)(d) The information or evidence that the LPA has required is not reasonable, having regard to the nature and scale of the proposed development and/or it is not reasonable for the LPA to think that the matter to which the requirement relates will be a material consideration in the determination of the application.	
Penderfyniad / Decision	Gwrthodwyd / Dismissed
Dyddiad / Date	06/12/2019
Porth Gwaith Achos Apeliadau / Appeals Casework Portal	
https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3241561	

3227796	
Apelydd / Appellant	The estate of W.J. Thomas
Cyfeiriad y Safle / Site Address	
Tir ar Parc Gitto, Llwynhendy, Llanelli ----- Land at Parc Gitto, Llwynhendy, Llanelli	
Disgrifiad o'r Datblygiad a Gynigir / Description of the Development Proposal	
Cais amlinellol ar gyfer datblygiad preswyl yn cynnwys hyd at 20 o anheddau ynghyd â gwaith priffyrdd ac atodol. ----- Outline application for residential development comprising up to 20 dwellings along with highways and ancillary works.	
Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity	
1. Cynnal proses Ymgynghori Cyn-ymgeisio ddiwygiedig ac ymgynghori'n gywir â'r ymgynghoreion perthnasol fel sy'n ofynnol gan Ran 2D Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) (Diwygio) 2016; ac 2. Yn dilyn yr uchod, cyflwyno Adroddiad Ymgynghori Cyn-ymgeisio diwygiedig sy'n cynnwys yr hysbysiadau perthnasol a roddwyd i'r ymgynghoreion cymunedol cywir yn unol ag Erthygl 2F (2) (d). ----- 1. Undertake a revised Pre-Application Consultation process and correctly consult the relevant consultees as required by Part 2D of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016; and 2. Following the above, submit a revised PAC Report which includes relevant notices served on the correct community consultees in line with Article 2F (2) (d).	
Sail dros apelio / Grounds of Appeal	
2(d) Nid yw'r wybodaeth neu'r dystiolaeth y mae'r ACLI wedi gofyn amdani yn rhesymol, o ystyried natur a graddfa'r datblygiad arfaethedig ac/neu nid yw'n rhesymol i'r ACLI feddwl y bydd y mater y mae'r gofyniad yn perthyn iddo yn ystyriaeth sylweddol wrth bennu'r cais. ----- (2)(d) The information or evidence that the LPA has required is not reasonable, having regard to the nature and scale of the proposed development and/or it is not reasonable for the LPA to think that the matter to which the requirement relates will be a material consideration in the determination of the application.	
Penderfyniad / Decision	Caniatawyd / Allowed
Dyddiad / Date	21/05/2019
Porth Gwaith Achos Apeliadau / Appeals Casework Portal	

<https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3227796>

3219497	
Apelydd / Appellant	Robert Homes Ltd
Cyfeiriad y Safle / Site Address	
Haulfan, Llanbedr-Dyffryn-Clwd, Ruthin, LL15 1UT ----- Haulfan, Llanbedr-Dyffryn-Clwd, Ruthun, LL15 1UT	
Disgrifiad o'r Datblygiad a Gynigir / Description of the Development Proposal	
Dymchwel annedd presennol a chodi dau annedd ar wahân gydag addasiad i'r fynedfa bresennol a'r gwaith cysylltiedig. --- Demolition of existing dwelling and erection of two detached dwellings with alteration to existing access and associated works.	
Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity	
Gwybodaeth annigonol --- Insufficient information	
Sail dros apelio / Grounds of Appeal	
2(d) Nid yw'r wybodaeth neu'r dystiolaeth y mae'r ACLI wedi gofyn amdani yn rhesymol, o ystyried natur a graddfa'r datblygiad arfaethedig ac/neu nid yw'n rhesymol i'r ACLI feddwl y bydd y mater y mae'r gofyniad yn perthyn iddo yn ystyriaeth sylweddol wrth bennu'r cais. --- (2)(d) The information or evidence that the LPA has required is not reasonable, having regard to the nature and scale of the proposed development and/or it is not reasonable for the LPA to think that the matter to which the requirement relates will be a material consideration in the determination of the application.	
Penderfyniad / Decision	Caniatawyd / Allowed
Dyddiad / Date	18/01/2019
Porth Gwaith Achos Apeliadau / Appeals Casework Portal	
https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3219497	

3215566	
Apelydd / Appellant	DG1 Developments Ltd
Cyfeiriad y Safle / Site Address	
199-209 City Road, Caerdydd / Cardiff.	
Disgrifiad o'r Datblygiad a Gynigir / Description of the Development Proposal	
<p>Dileu amod 26 sy'n gysylltiedig â chaniatâd cynllunio cyf 17/00111/MNR, fel yr amrywiwyd gan gyf 18/01053/MJR, i adeiladu datblygiad 5 i 8 llawr newydd (ynghyd ag ystafell blanhigion ar y to) ar gyfer llety preswyl i fyfyrwyr: yn cynnwys, 146 o ystafelloedd stiwdio a manau amwynder cysylltiedig; cwrt mewnlol preifat wedi'i dirweddu a dwy uned fasnachol fach ar y llawr gwaelod (dosbarth A1 neu A2 neu A3).</p> <p>---</p> <p>Removal of condition 26 attached to planning permission ref 17/00111/MNR as varied by ref 18/01053/MJR for construction of a new 5 to 8 storey (plus rooftop plant room) development of student residential accommodation: comprising 146 studio rooms and associated amenity spaces; a private internal landscaped courtyard and two small ground floor commercial units (class A1 or A2 or A3).</p>	
Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity	
<p>Nid yw'r cais yn bodloni ein gofynion mewn rhai ffyrdd, ac ni ellir ei brosesu fel y'i cyflwynwyd am y rheswm canlynol:</p> <p>Byddai dileu amod 26, gan ganiatáu i breswylwyr o'r tu allan i'r gymuned fyfyrwyr feddiannu'r unedau, yn gweddnewid y cynllun a ganiatawyd o dan 17/00111/MJR a oedd ar gyfer 'ADEILADU DATBLYGIAD 5 I 8 LLAWR NEWYDD (YNGHYD AG YSTAFELL BLANHIGION AR Y TO) AR GYFER LLETY PRESWYL I FYFYRWYR: YN CYNNWYS, 146 O YSTAFELLOEDD STIWDIO A MANNAU AMWYNDER CYSYLLTIEDIG; CWRT MEWNOL PREIFAT WEDI'I DIRWEDDU A DWY UNED FASNACHOL FACH AR Y LLAWR GWAELOD (DOSBARTH A1 NEU A2 NEU A3)'. Mae'r cais hwn yn ceisio caniatâd am ddatblygiad gwahanol i hwnnw a ganiatawyd. Ni all cais Adran 73 newid y defnydd awdurdodedig yn gyfreithlon fel y'i diffiniwyd yn y disgrifiad o'r datblygiad h.y. o lety myfyrwyr i lety preswyl (defnydd C3, fel y'i diffinnir yng Ngorchymyn Dosbarthiadau Defnydd 1987 (fel y'i diwygiwyd)). O ganlyniad, ni all yr Awdurdod Cynllunio Lleol ystyried y cais a gyflwynwyd. Mae'r Awdurdod Cynllunio Lleol o'r farn mai'r llwybr priodol yw cais cynllunio llawn gan dalu'r ffi briodol.</p> <p>---</p> <p>The application does not meet with our requirements in certain respects, and cannot be processed as submitted for the following reason:</p> <p>The removal of condition 26 allowing the accommodation of the units by residents outside of the student community would fundamentally alter the scheme approved under 17/00111/MJR which was for 'CONSTRUCTION OF A NEW 5 TO 8 STOREY (PLUS ROOFTOP PLANT ROOM) DEVELOPMENT OF STUDENT RESIDENTIAL ACCOMMODATION: COMPRISING 146 STUDIO ROOMS AND ASSOCIATED AMENITY SPACES; A PRIVATE INTERNAL LANDSCAPED COURTYARD AND TWO SMALL GROUND FLOOR COMMERCIAL UNITS (CLASS A1 OR A2 OR A3)'. This application seeks permission for a separate development to that which has been granted. A S.73 application cannot lawfully alter the authorised use as defined in the description of development i.e. from student accommodation to residential accommodation (C3 use as defined in the Uses classes Order 1987 (As amended)). As a result the Local Planning Authority cannot entertain the submitted application. It is</p>	

considered by the Local Planning Authority that the appropriate route is a full planning application with the appropriate fee.

Sail dros apelio / Grounds of Appeal

(2)(a) Mae'r cais yn cydymffurfio â'r gofyniad a nodir yn yr hysbysiad.

(2)(c) Nid yw'r gofyniad yn ofyniad dilysu mewn perthynas â'r cais.

(2)(a) The application complies with the requirement identified in the notice.

(2)(c) The requirement is not a validation requirement in relation to the application.

Penderfyniad / Decision	Caniatawyd / Allowed
--------------------------------	----------------------

Dyddiad / Date	26/11/2018
-----------------------	------------

Porth Gwaith Achos Apeliadau / Appeals Casework Portal

<https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3215566>

3205999	
Apelydd / Appellant	Capt. Hefin Lewis Rowlands
Cyfeiriad y Safle / Site Address	
Tyn Llwyn, Bodffordd, Ynys Môn. ----- Tyn Llwyn, Bodffordd, Anglesey.	
Disgrifiad o'r Datblygiad a Gynigir / Description of the Development Proposal	
Cymeradwyaeth ymlaen llaw ar gyfer adeilad amaethyddol. ----- Prior approval for agricultural building.	
Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity	
a) Ffurflen Gais b) Cynllun Lleoliad c) Cynlluniau Arfaethedig d) Ffi. ----- a) Application form b) Location Plan c) Proposed Plans d) Fee.	
Sail dros apelio / Grounds of Appeal	
(3)(a) Roedd y cais yn cynnwys y wybodaeth, neu daeth ynghyd â'r dogfennau neu'r deunyddiau a adnabyddir yn yr hysbysiad. ----- (3)(a) The application included the information, or was accompanied by the documents or other materials identified in the notice.	
Penderfyniad / Decision	Hysbysiad wedi'i amrywio a'i gynnal / Notice varied and upheld.
Dyddiad / Date	11/07/18
Porth Gwaith Achos Apeliadau / Appeals Casework Portal	
https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3205999	

3204764	
Apelydd / Appellant	Marc Evans
Cyfeiriad y Safle / Site Address	
Tir nesaf at: Gwesty'r Capel, Park Place, Gilfach, Bargoed, CF81 8LW ----- Land next to: The Capel Hotel, Park Place, Gilfach, Bargoed, CF81 8LW	
Disgrifiad o'r Datblygiad a Gynigir / Description of the Development Proposal	
Codi annedd ar wahân. ----- Erection of a detached dwelling.	
Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity	
I ddilysu'r cais cynllunio, dylai'r ymgeisydd gyflwyno'r wybodaeth ganlynol i'r Awdurdod Cynllunio Lleol <ol style="list-style-type: none">1. Cynllun gosodiad dangosol wrth raddfa.2. Paramedrau'r raddfa gan ddangos y terfynau uchaf ac isaf ar gyfer uchder, lled a hyd pob adeilad o fewn ffin y safle. ----- To validate the planning application the applicant should submit the following information to the Local Planning Authority <ol style="list-style-type: none">1. Please provide an Indicative layout plan to scale.2. Please provide the scale parameters indicating the upper and lower limits for height, width and length of each building within the site boundary.	
Sail dros apelio / Grounds of Appeal	
2(d) Nid yw'r wybodaeth neu'r dystiolaeth y mae'r ACLI wedi gofyn amdani yn rhesymol, o ystyried natur a graddfa'r datblygiad arfaethedig ac/neu nid yw'n rhesymol i'r ACLI feddwl y bydd y mater y mae'r gofyniad yn perthyn iddo yn ystyriaeth sylweddol wrth bennu'r cais. ----- (2)(d) The information or evidence that the LPA has required is not reasonable, having regard to the nature and scale of the proposed development and/or it is not reasonable for the LPA to think that the matter to which the requirement relates will be a material consideration in the determination of the application.	
Penderfyniad / Decision	Hysbysiad wedi'i amrywio a'i gynnal / Notice varied and upheld.
Dyddiad / Date	29/06/18
Porth Gwaith Achos Apeliadau / Appeals Casework Portal	
https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3204764	

3204526	
Apelydd / Appellant	Hygrove Property Services Ltd.
Cyfeiriad y Safle / Site Address	
Tir yn Hen Dŷ Tafarn y Pentref Sŵn y Môr, Burry House, Burry View / Benson Road, Pen-clawdd, Abertawe, SA4 3XS	
Land at former Swn Y Mor Village Inn Burry House, Burry View / Benson Road, Penclawdd, Swansea, SA4 3XS	
Disgrifiad o'r Datblygiad a Gynigir / Description of the Development Proposal	
<p>Cais am gymeradwyo manylion a gadwyd yn ôl gan amodau sydd ynghlwm wrth ganiatâd cynllunio 2018/0007/FUL (adeiladu 12 annedd a thŷ ystlumod a gwaith cysylltiedig, gan gynnwys gwaith peiriannu).</p> <p>-----</p> <p>Application for approval of details reserved by conditions attached to planning permission 2018/0007/FUL (construction of 12 dwellings and bat house with associated works, including engineering works).</p>	
Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity	
<p>1. Gwybodaeth ychwanegol</p> <p>Amod 6 – Cyflwynwch gynllun tirlunio diwygiedig i raddfa o 1:200 neu 1:500.</p> <p>Amod 13 – Cyflwynwch holl fanylion y driniaeth terfynau.</p> <p>Amod 14 – Cyflwynwch fanylion y to, y ffenestri a'r deunydd ar gyfer drysau.</p> <p>I ddilysu'r cais cynllunio, dylai'r ymgeisydd gyflwyno'r wybodaeth uchod i'r Awdurdod Cynllunio.</p> <p>-----</p> <p>1. Additional information</p> <p>Condition 6 – Please submit an amended landscaping plan to a scale of 1:200 or 1:500.</p> <p>Condition 13 – Please submit all details of the boundary treatment.</p> <p>Condition 14 – Please submit details of the roof, windows and material for doors.</p> <p>To validate the planning application the applicant should submit the above information to the Planning Authority.</p>	
Sail dros apelio / Grounds of Appeal	
<p>(3)(a) Roedd y cais yn cynnwys y wybodaeth, neu daeth ynghyd â'r dogfennau neu'r deunyddiau a adnabyddir yn yr hysbysiad.</p> <p>---</p> <p>(3)(a) The application included the information, or was accompanied by the documents or other materials identified in the notice.</p>	
Penderfyniad / Decision	Hysbysiad wedi'i amrywio a'i gynnal / Notice varied and upheld.
Dyddiad / Date	26/06/18
Porth Gwaith Achos Apeliadau / Appeals Casework Portal	
https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3204526	

3203468	
Apelydd / Appellant	Gareth, Ian & Pauline Roberts
Cyfeiriad y Safle / Site Address	
Tyn y Ffridd, Gwyndy, Trawsfynydd, LL41 4SP	
Disgrifiad o'r Datblygiad a Gynigir / Description of the Development Proposal	
Datblygiad preswyl. ---- Residential Development.	
Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity	
<p>Mae'r Awdurdod hwn o'r farn bod paragraff 4 is-adran (a) S62ZA Deddf Cynllunio Gwlad a Thref 1990 (fel y'i diwygiwyd) yn berthnasol yn yr achos hwn oherwydd bod y cyfnod ar gyfer cyflwyno cais ynglŷn â mater a gadwyd yn ôl yn dilyn cymeradwyo'r cais cynllunio amlinellol cyf NP5/78/86C a dyddiedig 10 Hydref 2012 wedi dod i ben bellach.</p> <p>----</p> <p>This Authority consider that paragraph 4 subsection (a) of S62ZA of the Town and Country Planning Act 1990 (as amended) applies in this case in that the period for submitting a reserved matter application following the approval of the outline planning application referenced NP5/78/86C and dated 10 October 2012 has now expired.</p>	
Sail dros apelio / Grounds of Appeal	
<p>(3)(a) Roedd y cais yn cynnwys y wybodaeth, neu daeth ynghyd â'r dogfennau neu'r deunyddiau a adnabyddir yn yr hysbysiad.</p> <p>(3)(b) Nid yw darparu'r wybodaeth, y dogfennau neu'r deunyddiau y ceisir amdanynt yn ofynnol er mwyn cydymffurfio â thelerau'r caniatâd cynllunio.</p> <p>3(c) Mae'r cyfnod rhagnodedig yn dechrau mynd rhagddo ni waeth os darperir y wybodaeth, y dogfennau neu'r deunyddiau y ceisir amdanynt.</p> <p>---</p> <p>(3)(a) The application included the information, or was accompanied by the documents or other materials identified in the notice.</p> <p>(3)(b) The provision of the information, documents or materials being sought is not required in order to comply with the terms of the planning permission.</p> <p>3(c) The prescribed period begins to run irrespective of whether the information, documents or materials being sought are provided.</p>	
Penderfyniad / Decision	Hysbysiad wedi'i amrywio a'i gynnal / Notice varied and upheld.
Dyddiad / Date	14/06/18
Porth Gwaith Achos Apeliadau / Appeals Casework Portal	
https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3203468	

3202148	
Apelydd / Appellant	T H Owens
Cyfeiriad y Safle / Site Address	
Tir ar 2 Samuels Road, Cwmllymfell, Abertawe. --- --- --- Land at 2 Samuels Road, Cwmllynfell, Swansea.	
Disgrifiad o'r Datblygiad a Gynigir / Description of the Development Proposal	
Adeiladu Byngalo ar Wahân, ac ailgyflunio'r ddarpariaeth barcio bresennol ar gyfer fflatiau preswyl. --- --- --- Construction of a Detached Bungalow, with reconfiguration of existing residential flats car parking provision.	
Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity	
1. Adroddiad Glo heb ei gyflwyno. 2. Ffi'r Cais Cynllunio. 3. Trychiadau presennol ac arfaethedig. Trychiadau wedi'u labelu'n anghywir hefyd ar y cynlluniau a gyflwynwyd. --- --- --- 1. Coal Report not submitted. 2. Planning Application fee. 3. Existing and proposed Sections. Sections also incorrectly labelled on plans submitted.	
Sail dros apelio / Grounds of Appeal	
(2)(c) Nid yw'r gofyniad yn ofyniad dilysu mewn perthynas â'r cais. (2)(d) Nid yw'r wybodaeth neu'r dystiolaeth y mae'r ACLI wedi gofyn amdani yn rhesymol, o ystyried natur a graddfa'r datblygiad arfaethedig ac/neu nid yw'n rhesymol i'r ACLI feddwl y bydd y mater y mae'r gofyniad yn perthyn iddo yn ystyriaeth sylweddol wrth bennu'r cais. --- (2)(c) The requirement is not a validation requirement in relation to the application. (2)(d) The information or evidence that the LPA has required is not reasonable, having regard to the nature and scale of the proposed development and/or it is not reasonable for the LPA to think that the matter to which the requirement relates will be a material consideration in the determination of the application.	
Penderfyniad / Decision	Hysbysiad wedi'i amrywio a'i gynnal / Notice varied and upheld.
Dyddiad / Date	25/05/18
Porth Gwaith Achos Apeliadau / Appeals Casework Portal	
https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3202148	

3200766	
Apelydd / Appellant	Gareth, Ian & Pauline Roberts
Cyfeiriad y Safle / Site Address	
Tyn y Ffridd, Gwyndy, Trawsfynydd, LL41 4SP	
Disgrifiad o'r Datblygiad a Gynigir / Description of the Development Proposal	
Datblygiad preswyl. --- Residential Development.	
Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity	
1. Ni ellir derbyn y cais fel cymeradwyaeth o Faterion a Gadwyd yn Ôl 2. Ni dderbyniwyd ffi ar gyfer y cais --- 1. The application cannot be accepted as an approval of Reserved Matters 2. No fee has been received for the application	
Sail dros apelio / Grounds of Appeal	
(3)(a) Roedd y cais yn cynnwys y wybodaeth, neu daeth ynghyd â'r dogfennau neu'r deunyddiau a adnabyddir yn yr hysbysiad. (3)(b) Nid yw darparu'r wybodaeth, y dogfennau neu'r deunyddiau y ceisir amdanynt yn ofynnol er mwyn cydymffurfio â thelerau'r caniatâd cynllunio. 3(c) Mae'r cyfnod rhagnodedig yn dechrau mynd rhagddo ni waeth os darperir y wybodaeth, y dogfennau neu'r deunyddiau y ceisir amdanynt. --- (3)(a) The application included the information, or was accompanied by the documents or other materials identified in the notice. (3)(b) The provision of the information, documents or materials being sought is not required in order to comply with the terms of the planning permission. 3(c) The prescribed period begins to run irrespective of whether the information, documents or materials being sought are provided.	
Penderfyniad / Decision	Dim angen gweithredu / No further action
Dyddiad / Date	09/05/18
Porth Gwaith Achos Apeliadau / Appeals Casework Portal	
https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3200766	

3200499	
Apelydd / Appellant	Mr H Al Khafaji
Cyfeiriad y Safle / Site Address	
Gibbons Yard, Heol Richmond, Y Rhath, Caerdydd, CF24 3GA --- --- --- Gibbons Yard, Richmond Road, Roath, Cardiff, CF24 3GA	
Disgrifiad o'r Datblygiad a Gynigir / Description of the Development Proposal	
Diwygiadau dylunio i adeilad wedi'i adeiladu'n rhannol a gafodd ganiatâd cynllunio ar apêl (Cyf APP/Z6815/A/11/2149580, dyddiedig 11 Awst 2011) i ffurfio 12 o fflatiau un ystafell wely ychwanegol â'r bwriad iddynt gael eu meddiannu gan fyfyrwyr. --- --- --- Design amendments to partly constructed building granted planning permission on appeal (Ref APP/Z6815/A/11/2149580, dated 11 August 2011) to form 12 No. additional one bed apartments intended for occupation by students.	
Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity	
<p>1. Mae'n ofynnol i ffurflenni ar gyfer gwneud cais am ganiatâd cynllunio llawn ynghyd â'r ffi cynllunio llawn briodol gael eu cyflwyno ar gyfer yr holl ddatblygiad adeiladu fel y cynigir i'w ddiwygio gan fod y cais wedi'i gyflwyno ar gyfer diwygiadau dylunio sy'n cynnwys llawr ychwanegol gyda 12 fflat pellach i adeilad sy'n cael ei adeiladu ar hyn o bryd yn unig ar gyfer 36 fflat yn unig fel rhan o ganiatâd cynllunio 10/01936/DCI.</p> <p>Ystyrir bod y cais a gyflwynwyd yn newid mor sylweddol i'r datblygiad sy'n cael ei adeiladu ar hyn o bryd fel caniatâd cynllunio 10/01936/DCI fel y gellir ystyried y cais mewn ffordd deg a phriodol dim ond wrth gofio bod angen ymgynghori ag aelodau'r cyhoedd a allai fod â buddiant trwy ofyn am gais cynllunio ar gyfer caniatâd cynllunio llawn ar gyfer yr holl ddatblygiad adeiladu fel y cynigir i'w ddiwygio ynghyd â chynlluniau, lluniadau a gwybodaeth o'r fath sydd eu hangen i ddisgrifio'r holl ddatblygiad adeiladu sy'n destun y cais ynghyd â ffi wedi'i seilio ar arwynebedd llawr yr holl adeilad.</p> <p>2. Ni chyflwynwyd y ffi gywir gyda'r cais. Mae ffi cais cynllunio o £18,240 yn ofynnol yn seiliedig ar nifer yr unedau fel y cynigir o fewn y datblygiad sydd i'w ddiwygio.</p> <p>3. Ni chyflwynwyd Adroddiad Ymgynghori Cyn Ymgeisio gyda'r cais. Mae angen Adroddiad Ymgynghori Cyn Ymgeisio yn unol â gofynion Rhan 1A Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 gan fod y cais yn ymwneud â datblygiad mawr sy'n cynnwys darparu adeilad (a ddiffinnir yn erthygl 2 y Gorchymyn hwnnw i gynnwys unrhyw ran o adeilad) lle mae'r gofod llawr a gaiff ei greu gan y datblygiad yn 1,000 metr sgwâr neu fwy.</p> <p>--- --- ---</p> <p>1. Forms to apply for full planning permission together with appropriate full planning fee are required to be submitted for the whole building development as proposed to be amended as the application has been submitted for design amendments comprising an additional top storey incorporating a further 12 apartments to a building which is</p>	

currently under construction only for 36 apartments as part of planning permission 10/01936/DCI.

It is considered that the submitted application is so substantial a change to the development currently under construction as planning permission 10/01936/DCI that the application can only be considered fairly and appropriately bearing in mind bearing in mind the need to consult with potentially interested members of the public by requiring a planning application for full planning permission for the whole building development as proposed to be amended accompanied by such other plans, drawings and information necessary to describe the whole building development which is the subject of the application together with fee based on the floor area of the whole building.

2. The application was not accompanied by the correct fee. A planning application fee in the sum of £18,240 is required based on the number of units as proposed within the development to be amended.

3. A Pre Application Consultation Report was not submitted with the application. A Pre-Application Consultation Report is required in accordance with the requirements of Part 1A of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as the application relates to major development involving the provision of a building (defined in article 2 of the said Order to include any part of a building) where the floor space to be created by the development is 1,000 square metres or more.

Sail dros apelio / Grounds of Appeal

(2)(a) Mae'r cais yn cydymffurfio â'r gofyniad a nodir yn yr hysbysiad.

(2)(b) Nid yw'r cais yn un y mae'r gofyniad yn gymwys iddo.

(2)(a) The application complies with the requirement identified in the notice.

(2)(b) The application is not one to which the requirement applies.

Penderfyniad / Decision	Gwrthodwyd / Dismissed
--------------------------------	------------------------

Dyddiad / Date	04/05/18
-----------------------	----------

Porth Gwaith Achos Apeliadau / Appeals Casework Portal

<https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3200499>

3197847	
Apelydd / Appellant	Mr & Mrs J Roberts
Cyfeiriad y Safle / Site Address	
Rhosendale, 2 Ebberston Road West, Bae Colwyn, LL28 4AP --- --- --- Rhosendale, 2 Ebberston Road West, Colwyn Bay, LL28 4AP	
Disgrifiad o'r Datblygiad a Gynigir / Description of the Development Proposal	
Newidiadau ac estyniadau i garej ddomestig i ffurfio llety anecs --- --- --- Alterations and extension to domestic garage to form annexe accommodation	
Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity	
Ffi gynllunio anghywir a ffurflen anghywir wedi'i llenwi --- --- --- Incorrect planning fee and incorrect form completed	
Sail dros apelio / Grounds of Appeal	
(2)(c) Nid yw'r gofyniad yn ofyniad dilysu mewn perthynas â'r cais. (2)(d) Nid yw'r wybodaeth neu'r dystiolaeth y mae'r ACLI wedi gofyn amdani yn rhesymol, o ystyried natur a graddfa'r datblygiad arfaethedig ac/neu nid yw'n rhesymol i'r ACLI feddwl y bydd y mater y mae'r gofyniad yn perthyn iddo yn ystyriaeth sylweddol wrth bennu'r cais. --- (2)(c) The requirement is not a validation requirement in relation to the application. (2)(d) The information or evidence that the LPA has required is not reasonable, having regard to the nature and scale of the proposed development and/or it is not reasonable for the LPA to think that the matter to which the requirement relates will be a material consideration in the determination of the application.	
Penderfyniad / Decision	Caniatawyd / Allowed
Dyddiad / Date	29/03/18
Porth Gwaith Achos Apeliadau / Appeals Casework Portal	
https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3197847	

3197741	
Apelydd / Appellant	Mr H Al Khafaji
Cyfeiriad y Safle / Site Address	
Gibbons Yard, Heol Richmond, Y Rhath, Caerdydd, CF24 3GA --- --- --- Gibbons Yard, Richmond Road, Roath, Cardiff, CF24 3GA	
Disgrifiad o'r Datblygiad a Gynigir / Description of the Development Proposal	
Diwygiadau dylunio i adeilad wedi'i adeiladu'n rhannol a gafodd ganiatâd cynllunio ar apêl (Cyf APP/Z6815/A/11/2149580, dyddiedig 11 Awst 2011) i ffurfio 12 o fflatiau un ystafell wely ychwanegol â'r bwriad iddynt gael eu meddiannu gan fyfyrwyr. --- --- --- Design amendments to partly constructed building granted planning permission on appeal (Ref APP/Z6815/A/11/2149580, dated 11 August 2011) to form 12 No. additional one bed apartments intended for occupation by students.	
Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity	
Byddai'r diwygiadau dylunio y cyfeiriwch atynt yn y disgrifiad o'r gwaith arfaethedig yn golygu na ellid gweithredu'r caniatâd gwreiddiol, felly, byddai angen cynllun newydd ar gyfer y safle cyfan a byddai cyfanswm ffi o £20,100 yn daladwy am y 61 o unedau. Byddai angen cynnal ymgynghoriad cyn-cais cyn cyflwyno cais o'r fath. --- --- --- The design amendments that you refer to in the description of proposed works would mean that the original permission could not be implemented, therefore, a new scheme for the entire site would be required incurring a fee for the 61 units in total of £20,100. A pre-application consultation would need to be carried out prior to submitting such an application.	
Sail dros apelio / Grounds of Appeal	
(2)(a) Mae'r cais yn cydymffurfio â'r gofyniad a nodir yn yr hysbysiad. (2)(c) Nid yw'r gofyniad yn ofyniad dilysu mewn perthynas â'r cais. --- (2)(a) The application complies with the requirement identified in the notice. (2)(c) The requirement is not a validation requirement in relation to the application	
Penderfyniad / Decision	Dim angen gweithredu / No further action
Dyddiad / Date	28/03/18
Porth Gwaith Achos Apeliadau / Appeals Casework Portal	
https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3197741	

3188025

Apelydd / Appellant

Mr Emyr Cooper

Cyfeiriad y Safle / Site Address

Plot 4, Heol Penygroes, Rhydaman.

--- --- ---

Plot 4, Penygroes Road, Ammanford.

**Disgrifiad o'r Datblygiad a Gynigir /
Description of the Development Proposal**

Holl Faterion Wedi'u Cadw'n Ôl (Materion Wedi'u Cadw'n Ôl ar gyfer Caniatâd Cynllunio Amlinellol E/31676) Ar Gyfer Un Annedd.

--- --- ---

All Matters Reserved (Reserved Matters to Outline Planning Permission E/31676) For One Dwelling.

Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity

1. Mae safle'r cais yn disgyn o fewn 'Ardal Risg Uchel o ran Datblygu', fel y diffinnir gan yr Awdurdod Glo, ac felly rhaid cael Asesiad Risg Cloddio Glo o'r safle i gyd-fynd ag ef. Ni chyflwynwyd y cais amlinellol gwreiddiol (cyfeirnod E/21676) ag Asesiad Risg Cloddio Glo ac, oherwydd hynny, rhaid cyflwyno Asesiad â'r cyflwyniad presennol sydd â materion wedi'u cadw'n ôl er mwyn llywio ystyriaeth yr Awdurdod o'ch cynnig.

2. Mae'r cynnig yn ymwneud â datblygu safle goleddol ac nid yw'n cynnwys manylion trawstoriadol neu fanylion eraill yn dangos sut bydd y datblygiad yn ymwneud â lefelau presennol y safle neu'r ffordd ac eiddo cyfagos presennol rhif 58 Penygroes Road, sy'n sefyll ar lefel is na'r safle.

3. Nid yw cynllun y safle (Dyluniad rhif PA/01) a gyflwynwyd gyda'r cais yn nodi'r raddfa y'i lluniwyd ynddi.

--- --- ---

1. The application site falls within the 'Development High Risk Area' as defined by the Coal Authority and must therefore be accompanied by a Coal Mining Risk Assessment of the site. The original outline application (reference E/21676) was not accompanied by a Coal Mining Risk Assessment and, as such, an Assessment must be submitted with the current reserved matters submission to inform the Authority's consideration of your proposal.

2. The proposal relates to the development of a sloping site and does not include cross sectional or other details demonstrating how the development will relate to the existing levels of the site or those of the roadway and existing neighbouring property of no. 58 Penygroes Road which is set at a lower level than the site.

3. The site plan (Drawing no. PA/01) submitted with the application does not identify the scale to which it is drawn.

Sail dros apelio / Grounds of Appeal

(3)(a) Roedd y cais yn cynnwys y wybodaeth, neu daeth ynghyd â'r dogfennau neu'r deunyddiau a adnabyddir yn yr hysbysiad.

(3)(b) Nid yw darparu'r wybodaeth, y dogfennau neu'r deunyddiau y ceisir amdanynt

yn ofynnol er mwyn cydymffurfio â thelerau'r caniatâd cynllunio.

(3)(a) The application included the information, or was accompanied by the documents or other materials identified in the notice.

(3)(b) The provision of the information, documents or materials being sought is not required in order to comply with the terms of the planning permission.

Penderfyniad / Decision	Hysbysiad wedi'i amrywio a'i gynnal / Notice varied and upheld.
Dyddiad / Date	28/11/17
Porth Gwaith Achos Apeliadau / Appeals Casework Portal	
https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3188025	

3188097

Apelydd / Appellant

Mrs Kathleen White

Cyfeiriad y Safle / Site Address

Uned 9, Hen Safle Gwaith Nwy, Victoria Road, Sandfields, Port Talbot.

--- --- ---

Former Gasworks Site, Unit 9 Victoria Road, Sandfields, Port Talbot.

**Disgrifiad o'r Datblygiad a Gynigir /
Description of the Development Proposal**

Uned ar wahân i'w defnyddio fel garej hurio ceir priodas (ail gyflwyniad o gais rhif P2015/0601)

--- --- ---

Detached unit for use as a wedding car hire garage (re-submission of application no. P2015/0601)

Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity

1) Derbyniwyd y cais ar 13/10/17 (y diwrnod gwaith nesaf ar ôl cyflwyno ar y Porth Cynllunio). Felly, byddai tu allan i'r "cynnig rhydd" yn dilyn gwrthod ac mae angen ffi o £1,520.

2) Lleolir safle'r cais o fewn parth llifogydd C1. Felly, gofynnir i chi gadarnhau bod y cynnig yn cydymffurfio â'r profion yn TAN15 – yr olaf o'r rhain yw cyflwyno Asesiad o Ganlyniadau Llifogydd.

3) Cwblhawyd Tystysgrif D, ond ymddengys mai Tystysgrif C oedd yn ofynnol – h.y. deallir bod rhan o'r safle lle cynigir yr adeilad dan berchnogaeth yr ymgeisydd, gyda Wales and West Utilities yn berchnogion rhannol ar y tir.

4) Darparwch gopi o'r Hysbysiad i'r Wasg.

--- --- ---

1) The application was received on 13/10/17 (the next working day after submission on Planning Portal). As such, it would be outside of the "free go" following refusal and a fee of £1,520 is required.

2) The application site is located within a C1 flood zone. As such, you are required to provide confirmation that the proposal complies with the Tests in TAN15 – the last of which is the submission of a Flood Consequences Assessment.

3) Certificate D has been completed, but it appears that Certificate C should have been completed – i.e. it is understood that part of the site where the building is proposed is owned by the applicant, with Wales and West Utilities part owners of the land.

4) Please provide a copy of the Press Notice.

Sail dros apelio / Grounds of Appeal

(2)(a) Mae'r cais yn cydymffurfio â'r gofyniad a nodir yn yr hysbysiad.

(2)(c) Nid yw'r gofyniad yn ofyniad dilysu mewn perthynas â'r cais.

(2)(a) The application complies with the requirement identified in the notice.

(2)(c) The requirement is not a validation requirement in relation to the application.	
Penderfyniad / Decision	Hysbysiad wedi'i amrywio a'i gynnal / Notice varied and upheld.
Dyddiad / Date	20/11/17
Porth Gwaith Achos Apeliadau / Appeals Casework Portal	
https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3188097	

3187574	
Apelydd / Appellant	Mr Ashley Jones
Cyfeiriad y Safle / Site Address	
Fferm Penyrheol, Penclawdd, Abertawe, SA4 3HY. --- --- --- Penyrheol Farm, Penclawdd, Swansea, SA4 3HY.	
Disgrifiad o'r Datblygiad a Gynigir / Description of the Development Proposal	
Cadw a chwblhau garej ar wahân a llety byw ategol. --- --- --- Retention and completion of detached garage and ancillary living accommodation.	
Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity	
<p>Ffurflenni Cais Anghywir - Nid ydym o'r farn fod y garej arfaethedig wedi'i lleoli o fewn cwrttil preswyl cyfreithlon Fferm Penyrheol ac felly ni ellir ei thrin fel cais gan ddeiliad tai. Mae awyrluniau'n dangos bod cwrttil/gardd Fferm Penyrheol wedi'i hymestyn yn anghyfreithlon ac nid yw'n ddiogel rhag camau gorfodi (mae'r mater hwn eisoes yn destun archwiliad gorfodi, a deallaf eich bod yn ymwybodol o hyn). Fel y cyfryw, bydd arnom angen ffurflenni cais cynllunio llawn.</p> <p>Derbyn Ffi Anghywir - Ni anfonwyd y ffi gywir gyda'r cais. Anfonwch siec am £570 ychwanegol gan ei gwneud yn daladwy i Ddinas a Sir Abertawe cyn gynted ag y bo modd, neu gallwch dalu dros y ffôn gyda cherdyn debyd neu gredyd (ffi ychwanegol o 2%) drwy ffonio 01792 635701. --- --- ---</p> <p>Wrong Application Forms - We do not consider that the proposed garage is located within the lawful residential curtilage of Penyrheol Farm and therefore it cannot be treated as a householder application. Aerial photographs show that the curtilage/garden of Penyrheol Farm has been unlawfully extended and is not immune from enforcement action (this matter is already subject to an enforcement investigation, which I understand you are aware of). As such, we require full planning application forms.</p> <p>Incorrect Fee Received - The application was not accompanied by the correct fee. Please submit a cheque for an additional £570 made payable to the City and County of Swansea as soon as possible, alternatively you can pay over the phone with a debit or credit card (2% additional fee) by telephoning 01792 635701.</p>	
Sail dros apelio / Grounds of Appeal	
(2)(a) Mae'r cais yn cydymffurfio â'r gofyniad a nodir yn yr hysbysiad. --- (2)(a) The application complies with the requirement identified in the notice.	
Penderfyniad / Decision	Caniatwyd / Allowed
Dyddiad / Date	13/11/17
Porth Gwaith Achos Apeliadau / Appeals Casework Portal	
https://acp.planninginspectorate.gov.uk/ViewCase.aspx?Caseid=3187574&CoID=0	

3185213

Apelydd / Appellant

Mr Paul James

Cyfeiriad y Safle / Site Address

54 Heol Goetre Bellaf, Dynfant, Abertawe.

--- --- ---

54 Goetre Bellaf Road, Dunvant, Swansea.

**Disgrifiad o'r Datblygiad a Gynigir /
Description of the Development Proposal**

Cadw wal/ffens derfyn flaen, ochr a chefn.

--- --- ---

Retention of front, side, and rear boundary wall / fence.

Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity

Cyflwyno cynllun bloc diwygiedig ar raddfa 1:200 neu 1:500 yn dangos y datblygiad yn glir mewn perthynas ag unrhyw eiddo cyfagos. Mae'r sied yn yr ardd gefn wedi'i hepgor o'r cynllun bloc a gyflwynwyd.

Cyflwyno gweddlun o'r wal/ffens wedi'i dynnu ar raddfa 1:50 neu 1:00.

--- --- ---

Submit an amended block plan to a scale of 1:200 or 1:500 clearly showing the development in relation to any adjoining properties. The rear garden shed has been omitted from the block plan which has been submitted.

Submit an elevation drawing of the wall / fence drawn at scale 1:50 or 1:00.

Sail dros apelio / Grounds of Appeal

(2)(a) Mae'r cais yn cydymffurfio â'r gofyniad a nodir yn yr hysbysiad.

(2)(b) Nid yw'r cais yn un y mae'r gofyniad yn gymwys iddo.

(2)(c) Nid yw'r gofyniad yn ofyniad dilysu mewn perthynas â'r cais.

2(d) Nid yw'r wybodaeth neu'r dystiolaeth y mae'r ACLI wedi gofyn amdani yn rhesymol, o ystyried natur a graddfa'r datblygiad arfaethedig ac/neu nid yw'n rhesymol i'r ACLI feddwl y bydd y mater y mae'r gofyniad yn perthyn iddo yn ystyriaeth sylweddol wrth bennu'r cais.

(2)(a) The application complies with the requirement identified in the notice.

(2)(b) The application is not one to which the requirement applies.

(2)(c) The requirement is not a validation requirement in relation to the application.

(2)(d) The information or evidence that the LPA has required is not reasonable, having regard to the nature and scale of the proposed development and/or it is not reasonable for the LPA to think that the matter to which the requirement relates will be a material consideration in the determination of the application.

Penderfyniad / Decision	Caniatawyd / Allowed
Dyddiad / Date	16/10/17
Porth Gwaith Achos Apeliadau / Appeals Casework Portal	
https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3185213	

3180157	
Apelydd / Appellant	Mr R Thomas-Evelyn
Cyfeiriad y Safle / Site Address	
Parc Carafanau Forest Hills, Pabo Lane, Conwy. --- --- --- Forest Hills Caravan Park, Pabo Lane, Conwy.	
Disgrifiad o'r Datblygiad a Gynigir / Description of the Development Proposal	
Dymchwel 1 annedd a chodi 6 o anheddau (5 net) a gwaith cysylltiedig --- --- --- Demolition of 1 no dwelling and erection of 6 no dwellings (5 net) and associated works.	
Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity	
Nid oes manylion draenio wedi'i roi ar y cais. --- --- --- The drainage details have not been given on the application.	
Sail dros apelio / Grounds of Appeal	
(2)(b) Nid yw'r cais yn un y mae'r gofyniad yn gymwys iddo. (2)(c) Nid yw'r gofyniad yn ofyniad dilysu mewn perthynas â'r cais. --- (2)(b) The application is not one to which the requirement applies. (2)(c) The requirement is not a validation requirement in relation to the application.	
Penderfyniad / Decision	Hysbysiad wedi'i amrywio a'i gynnal / Notice varied and upheld
Dyddiad / Date	31/07/17
Porth Gwaith Achos Apeliadau / Appeals Casework Portal	
https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3180157	

3176494	
Apelydd / Appellant	Steadman Brothers
Cyfeiriad y Safle / Site Address	
Tir oddi ar Heol Albert, Abersychan. --- --- --- Land off Albert Road, Abersychan.	
Disgrifiad o'r Datblygiad a Gynigir / Description of the Development Proposal	
Datblygiad preswyl. --- --- --- Residential development.	
Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity	
Nid oedd y cais yn cynnwys y ffi gywir. Cyflwynwch sic neu gwnech taliad cerdyn am £4940 yn daladwy i'r Cyngor cyn gynted â phosib. --- --- --- The application was not accompanied by the correct fee. Please submit a cheque or make a card payment for £4940 made payable to the Council as soon as possible.	
Sail dros apelio / Grounds of Appeal	
(2)(b) Nid yw'r cais yn un y mae'r gofyniad yn gymwys iddo. --- (2)(b) The application is not one to which the requirement applies.	
Penderfyniad / Decision	Gwrthodwyd / Dismissed
Dyddiad / Date	14/06/17
Porth Gwaith Achos Apeliadau / Appeals Casework Portal	
https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3176494	

3171175	
Apelydd / Appellant	Mr & Mrs A Evans
Cyfeiriad y Safleoedd / Site Addresses	
20 Bryncastell, Stryd Bow, Aberystwyth, SY24 5DE. 20 Bryncastell, Bow Street, Aberystwyth, SY24 5DE.	
Disgrifiad o'r Datblygiad a Gynigir / Description of the Development Proposal	
Estyniadau a newidiadau. --- --- --- Extensions and alterations.	
Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity	
Mae math y ffurflen gais yn anghywir am gais i ymestyn annedd presennol. Mae'r ffurflen a gyflwynwyd ar gyfer cais llawn ond dylai fod yn gais deiliad. --- --- The application form type is incorrect for an application to extend an existing dwelling. The form submitted is for full application but should be a householder application.	
Sail dros apelio / Grounds of Appeal	
(2)(b) Nid yw'r cais yn un y mae'r gofyniad yn gymwys iddo. --- (2)(b) The application is not one to which the requirement applies.	
Penderfyniadau / Decision	Caniatawyd / Allowed
Dyddiad / Date	24/03/17
Porth Gwaith Achos Apeliadau / Appeals Casework Portal	
https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3171175	

3165422	
Apelydd / Appellant	Mr M Brown
Cyfeiriad y Safleoedd / Site Addresses	
Tir gyferbyn â Bryn Afal, Tregynon, Y Drenewydd, POWYS, SY16 3EP. Land opposite Bryn Afal, Tregynon Newtown POWYS, SY16 3EP.	
Disgrifiad o'r Datblygiad a Gynigir / Description of the Development Proposal	
Adeiladu 1 annedd fforddiadwy ynghyd â'r holl waith cysylltiedig, gan gynnwys adeiladu llwybr troed. --- --- --- Erection of 1 affordable dwelling and all associated works including construction of a footway.	
Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity	
Sylwyd nad oes ffi wedi'i thalu yn yr achos hwn, yn unol â rheoliad 2 y Rheoliadau Ffioedd. Nid yw eich cais wedi ei heithrio yn unol â rheoliad 8 y Rheoliadau Ffioedd. --- --- It has been noted that no fee has been paid in this instance which is required by regulation 2 of the Fee Regulations. It is not considered that your application is exempt under regulation 8 of the Fee Regulations.	
Sail dros apelio / Grounds of Appeal	
(2)(b) Nid yw'r cais yn un y mae'r gofyniad yn gymwys iddo. --- (2)(b) The application is not one to which the requirement applies.	
Penderfyniadau / Decision	Hysbysiad wedi'i amrywio a'i gynnal / Notice varied and upheld.
Dyddiad / Date	04/01/17
Porth Gwaith Achos Apeliadau / Appeals Casework Portal	
https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3165422	

3161630 & 3161639	
Apelydd / Appellant	Hay Farms Limited
Cyfeiriad y Safleoedd / Site Addresses	
Sycamore Farm, Ffordd Pen-bre, Pinged, SA16 0JL Oaktree Farm, Ffordd Pen-bre, Pinged, SA16 0JL.	
Disgrifiad o'r Datblygiad a Gynigir / Description of the Development Proposal	
Adnewyddu siediau dofednod presennol, gan gynnwys ailosod cladin ar waliau a thoeau. --- --- --- Refurbishment of existing poultry sheds, including re cladding of walls and roofs.	
Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity	
<p>1. Mae'r disgrifiad o'r cais yn cyfeirio at "Adnewyddu" siediau presennol ac nid yw'n adlewyrchu'r ffaith bod yr adeiladau'n ddatblygiad newydd sydd wedi digwydd. Dylai'r disgrifiad ddweud "Cyfnewid" siediau dofednod a dylid nodi ei fod yn "Ôl-weithredol". Gofynnwyd i'ch cleient yn flaenorol am gyfarfod safle er mwyn rhoi cyfle i egluro'r pwynt hwn, fodd bynnag, mae hyn wedi'i wrthod hyd yn hyn.</p> <p>2. O ystyried yr uchod, dylai'r ffi fod yn seiliedig ar arwynebedd llawr yr adeiladau newydd. Ni nodir arwynebedd llawr yr adeiladau newydd ar y ffurflen, fodd bynnag, dylai'r ffi fod yn £380 ar gyfer 75 metr sgwâr neu ran o hynny ac nid £70 fel y cyflwynwyd.</p> <p>3. Mae'r Datganiad Dylunio a Mynediad yn cyfeirio at Bolisi Cynllunio Cymru Argraffiad 7, sydd wedi'i ddisodli.</p> <p>4. Mae Adroddiad Ymgynghori Cyn Ymgeisio yn ofynnol oherwydd bod yr arwynebedd llawr dros 1,000 o fetrau sgwâr, fodd bynnag, ni chyflwynwyd hyn.</p> <p>--- ---</p> <p>1. The description of the application refers to "Refurbishment" of existing and does not reflect the fact that the buildings are new development which has taken place. The description should read "Replacement" of poultry sheds and refer to it being "Retrospective". Your client has previously been asked for a site meeting in order to provide an opportunity to clarify this point, however this has been declined to date.</p> <p>2. Given the above, the fee should be based on the floor area of the new buildings. The floor area of the new buildings has not been stated on the form, however the fee should be £380 per 75sqm or part thereof and not the £70 as submitted.</p> <p>3. The Design and Access statement refers to Planning Policy Wales Edition 7 which has been superseded.</p> <p>4. A Pre-Application Consultation Report (PAC) is required as the floor area is over 1,000sqm however one has not been submitted.</p>	
Sail dros apelio / Grounds of Appeal	

(2)(a) Mae'r cais yn cydymffurfio â'r gofyniad a nodir yn yr hysbysiad.

(2)(b) Nid yw'r cais yn un y mae'r gofyniad yn gymwys iddo.

(2)(c) Nid yw'r gofyniad yn ofyniad dilysu mewn perthynas â'r cais.

(2)(a) The application complies with the requirement identified in the notice.

(2)(b) The application is not one to which the requirement applies.

(2)(c) The requirement is not a validation requirement in relation to the application.

Penderfyniadau / Decisions	Caniatawyd / Allowed
-----------------------------------	----------------------

Dyddiad / Date	11/11/16
-----------------------	----------

Porth Gwaith Achos Apeliadau / Appeals Casework Portal

<https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3161630>

<https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3161639>

3157231	
Apelydd / Appellant	Launchford Developments Limited
Cyfeiriad y Safle / Site Address	
Tir gyferbyn â Chapel (Cam 3), Llwynceilyn, Aberaeron, SA46 0HH. Land opposite Chapel (Phase 3), Llwynceilyn, Aberaeron, SA46 0HH.	
Disgrifiad o'r Datblygiad a Gynigir / Description of the Development Proposal	
Datblygiad Preswyl Cam 3 (Amlinellol) / Phase 3 Residential Development (Outline).	
Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity	
<ul style="list-style-type: none">Ni chafodd llunwedd ddangosol ei chynnwys gyda'r cais.Ni chyflwynwyd ymgynghoriad cyn gwneud cais gyda'r cais. <p>--- ---</p> <ul style="list-style-type: none">Indicative layout was not included with the application.Pre-application consultation (PAC) was not submitted with the application.	
Sail dros apelio / Grounds of Appeal	
<p>(2)(b) Nid yw'r cais yn un y mae'r gofyniad yn gymwys iddo.</p> <p>(2)(c) Nid yw'r gofyniad yn ofyniad dilysu mewn perthynas â'r cais.</p> <p>(2)(d) Nid yw'r wybodaeth neu'r dystiolaeth y mae'r ACLI wedi gofyn amdani yn rhesymol, o ystyried natur a graddfa'r datblygiad arfaethedig ac/neu nid yw'n rhesymol i'r ACLI feddwl y bydd y mater y mae'r gofyniad yn perthyn iddo yn ystyriaeth sylweddol wrth bennu'r cais.</p> <p>---</p> <p>(2)(b) The application is not one to which the requirement applies.</p> <p>(2)(c) The requirement is not a validation requirement in relation to the application.</p> <p>(2)(d) The information or evidence that the LPA has required is not reasonable, having regard to the nature and scale of the proposed development and/or it is not reasonable for the LPA to think that the matter to which the requirement relates will be a material consideration in the determination of the application.</p>	
Penderfyniad / Decision	Hysbysiad wedi'i amrywio a'i gynnal / Notice varied and upheld.
Dyddiad / Date	12/09/16
Porth Gwaith Achos Apeliadau / Appeals Casework Portal	
https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3157231	

516222 / 3158638	
Apelydd / Appellant	Mr I. Richards
Cyfeiriad y Safle / Site Address	
Lorn, 5 Maes Iago, Aberystwyth, Ceredigion, SY23 1DU. ----- Lorn, 5 St James's Square, Aberystwyth, Ceredigion, SY23 1DU.	
Disgrifiad o'r Datblygiad a Gynigir / Description of the Development Proposal	
Estyniadau a newidiadau (i gynnwys gwaith cysylltiedig) i annedd breswyl bresennol. --- --- --- Extensions and alterations (to include associated works) to existing residential dwelling.	
Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity	
1. Ffurflen gais – dylai fod ar gyfer deiliaid tai yn unig. 2. Ni chyflwynwyd unrhyw gynlluniau to. 3. Ni chyflwynwyd arolwg bioamrywiaeth. 4. Ni thalwyd unrhyw ffi. --- --- --- 1. Application from – should be for householder only. 2. No roof plans submitted. 3. No biodiversity survey submitted. 4. No fee paid.	
Sail dros apelio / Grounds of Appeal	
(2)(a) Mae'r cais yn cydymffurfio â'r gofyniad a nodir yn yr hysbysiad. (2)(c) Nid yw'r gofyniad yn ofyniad dilysu mewn perthynas â'r cais. (2)(d) Nid yw'r wybodaeth neu'r dystiolaeth y mae'r ACLI wedi gofyn amdani yn rhesymol, o ystyried natur a graddfa'r datblygiad arfaethedig ac/neu nid yw'n rhesymol i'r ACLI feddwl y bydd y mater y mae'r gofyniad yn perthyn iddo yn ystyriaeth sylweddol wrth bennu'r cais. --- --- --- (2)(a) The application complies with the requirement identified in the notice. (2)(c) The requirement is not a validation requirement in relation to the application. (2)(d) The information or evidence that the LPA has required is not reasonable, having regard to the nature and scale of the proposed development and/or it is not reasonable for the LPA to think that the matter to which the requirement relates will be a material consideration in the determination of the application.	
Penderfyniad / Decision	Hysbysiad wedi'i amrywio a'i gynnal / Notice varied and upheld.
Dyddiad / Date	29/07/16
Porth Gwaith Achos Apeliadau / Appeals Casework Portal	
https://acp.planningportal.gov.uk/ViewCase.aspx?caseid=3158638	

516219 / 3158630	
Apelydd / Appellant	Mr & Mrs Owen Watkin
Cyfeiriad y Safle / Site Address	
Trewen, Ffordd Penglais, Aberystwyth, Ceredigion, SY23 2EU. --- --- --- Trewen, Penglas Road, Aberystwyth, Ceredigion, SY23 2EU.	
Disgrifiad o'r Datblygiad a Gynigir / Description of the Development Proposal	
Estyniadau, gwelliannau a newidiadau i annedd breswyl bresennol. --- --- --- Extensions, improvements and alterations to existing residential dwelling.	
Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity	
1) Nid ydych wedi cyflwyno cynllun lleoliad. 2) Rydych wedi ticio ie ar gyfer cwestiwn 7. Nid yw eich llythyr eglurhaol yn cynnwys cyfiawnhad dros beidio â chynnal arolwg bioamrywiaeth. Mae'r cynnig yn ymwneud â dymchwel estyniad gyda tho llechi. Ar ben hynny, mae safle'r cais wedi'i leoli o fewn 100m i glwydfan hysbys a gofnodwyd. --- --- --- 1) You have not submitted a location plan. 2) You have ticked yes in question 7. Your covering letter does not include justification as to why a biodiversity survey is not required. The proposal involves the demolition of an extension with a slate roof. Furthermore the application site is located within 100m of a known roost record.	
Sail dros apelio / Grounds of Appeal	
(2)(a) Mae'r cais yn cydymffurfio â'r gofyniad a nodir yn yr hysbysiad. (2)(c) Nid yw'r gofyniad yn ofyniad dilysu mewn perthynas â'r cais. (2)(d) Nid yw'r wybodaeth neu'r dystiolaeth y mae'r ACLI wedi gofyn amdani yn rhesymol, o ystyried natur a graddfa'r datblygiad arfaethedig ac/neu nid yw'n rhesymol i'r ACLI feddwl y bydd y mater y mae'r gofyniad yn perthyn iddo yn ystyriaeth sylweddol wrth bennu'r cais. --- --- --- (2)(a) The application complies with the requirement identified in the notice. (2)(c) The requirement is not a validation requirement in relation to the application. (2)(d) The information or evidence that the LPA has required is not reasonable, having regard to the nature and scale of the proposed development and/or it is not reasonable for the LPA to think that the matter to which the requirement relates will be a material consideration in the determination of the application.	
Penderfyniad / Decision	Hysbysiad wedi'i amrywio a'i gynnal / Notice varied and upheld.
Dyddiad / Date	01/07/16
Porth Gwaith Achos Apeliadau / Appeals Casework Portal	
https://acp.planningportal.gov.uk/ViewCase.aspx?caseid=3158630	

516196 / 3158621	
Apelydd / Appellant	Anwyl Construction Co Ltd
Cyfeiriad y Safle / Site Address	
Croes Atti, Heol Gaer, Oakenholt. --- --- --- Croes Atti, Chester Road, Oakenholt.	
Disgrifiad o'r Datblygiad a Gynigir / Description of the Development Proposal	
Mae'r cais yn gofyn am ganiatâd cynllunio ar gyfer newid y mathau o dai ar leiniau 146-154, 157-159, 162-171, 173-174 ac ychwanegu dwy lain heb gydymffurfio ag amod 2 sydd ynghlwm wrth ganiatâd cynllunio Cyf 053783, dyddiedig 4 Rhagfyr 2015. --- --- --- The application seeks planning permission for change of housetypes on plots 146-154, 157-159, 162-171, 173-174 and addition of 2 No. plots without complying with condition 2 attached to planning permission Ref. 053783, dated 4 December 2015.	
Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity	
Nid yw'r datblygiad a gynigir o'r fath y gellir ei ystyried o dan adran 73 Deddf Cynllunio Gwlad a Thref 1990. --- --- --- The development proposed is not of a type which can be considered under section 73 of the Town and Country Planning Act 1990.	
Sail dros apelio / Grounds of Appeal	
(2)(b) Nid yw'r cais yn un y mae'r gofyniad yn gymwys iddo. --- (2)(b) The application is not one to which the requirement applies.	
Penderfyniad / Decision	Caniatawyd / Allowed
Dyddiad / Date	27/05/16
Porth Gwaith Achos Apeliadau / Appeals Casework Portal	
https://acp.planningportal.gov.uk/ViewCase.aspx?caseid=3158621	

516193 / 3158616	
Apelydd / Appellant	Ms Christina Lowe
Cyfeiriad y Safle / Site Address	
Bryn Seion, Ffordd Fawr, Onllwyn, SA10 9HW. Bryn Seion, Main Road, Onllwyn, SA10 9HW.	
Disgrifiad o'r Datblygiad a Gynigir / Description of the Development Proposal	
Estyniad i'r garej i gynnwys to deuol ar oleddf / Extension to garage to include dual pitched roof.	
Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity	
<p>1. Nid yw'r cynlluniau a gyflwynwyd yn rhoi graddfa gywir, ac nid yw'r dimensiynau lle rhoddir y rhain yn rhoi graddfa gywir ac maent yn amrywio wrth lunio graddfa o gynlluniau/gweddlluniau gwahanol.</p> <p>1. The plans submitted do not accurately scale, nor do the dimensions where stated scale correctly and differ when scaled from different plans/elevations.</p>	
Sail dros apelio / Grounds of Appeal	
<p>(2)(a) Mae'r cais yn cydymffurfio â'r gofyniad a nodir yn yr hysbysiad.</p> <p>(2)(d) Nid yw'r wybodaeth neu'r dystiolaeth y mae'r ACLI wedi gofyn amdani yn rhesymol, o ystyried natur a graddfa'r datblygiad arfaethedig ac/neu nid yw'n rhesymol i'r ACLI feddwl y bydd y mater y mae'r gofyniad yn perthyn iddo yn ystyriaeth sylweddol wrth bennu'r cais.</p> <p>---</p> <p>(2)(a) The application complies with the requirement identified in the notice.</p> <p>(2)(d) The information or evidence that the LPA has required is not reasonable, having regard to the nature and scale of the proposed development and/or it is not reasonable for the LPA to think that the matter to which the requirement relates will be a material consideration in the determination of the application.</p>	
Penderfyniad / Decision	Caniatawyd / Allowed
Dyddiad / Date	24/05/16
Porth Gwaith Achos Apeliadau / Appeals Casework Portal	
https://acp.planningportal.gov.uk/ViewCase.aspx?caseid=3158616	

516186 / 3158604	
Apelydd / Appellant	Mr L Keevan
Cyfeiriad y Safle / Site Address	
Y Clwb Rheilffordd, Parc Siopa'r Rheidol, Aberystwyth, Ceredigion, SY23 1LJ. The Railway Club, Rheidol Retail Park, Aberystwyth, Ceredigion, SY23 1LJ.	
Disgrifiad o'r Datblygiad a Gynigir / Description of the Development Proposal	
Estyniadau a Newidiadau / Extensions and Alterations	
Rhesymau'r ACLI dros Farnu'n Annilyd / LPA Reasons for Invalidity	
<p>Bydd yr estyniad a gynigir yn cysylltu'n uniongyrchol â'r to presennol – ni ddarparwyd barn gwmpasu ar ystlumod.</p> <p>The proposed extension will directly connect to the existing roof – bat scoping opinion has not been provided.</p>	
Sail dros apelio / Grounds of Appeal	
<p>2(c) Nid yw'r gofyniad yn ofyniad dilysu mewn perthynas â'r cais.</p> <p>2(d) Nid yw'r wybodaeth neu'r dystiolaeth y mae'r ACLI wedi gofyn amdani yn rhesymol, o ystyried natur a graddfa'r datblygiad arfaethedig ac/neu nid yw'n rhesymol i'r ACLI feddwl y bydd y mater y mae'r gofyniad yn perthyn iddo yn ystyriaeth sylweddol wrth bennu'r cais.</p> <p>---</p> <p>(2)(c) The requirement is not a validation requirement in relation to the application.</p> <p>(2)(d) The information or evidence that the LPA has required is not reasonable, having regard to the nature and scale of the proposed development and/or it is not reasonable for the LPA to think that the matter to which the requirement relates will be a material consideration in the determination of the application.</p>	
Penderfyniad / Decision	Caniatawyd / Allowed
Dyddiad / Date	14/04/16
Porth Gwaith Achos Apeliadau / Appeals Casework Portal	
https://acp.planningportal.gov.uk/ViewCase.aspx?caseid=3158604	