

ARGYMHELLION PWYLLGOR RHEOLEIDDIO

NOS Fercher 1af o Fehefin 2022

AR LEIN AM 7.00 O'R GLOCH YR HWYR

Presennol:

Alun Jones

Rory Francis

Dafydd Dafis

Mark Thomas

Ymddiheuriad:

Glyn Daniels

1. Penodi Cadeirydd Pwyllgor Rheoleiddio ar gyfer 2022/23.

PENDERFYNIAD: Penodwyd y Cynghorydd Dafydd Dafis fel Cadeirydd ar gyfer 2022/23, gyda'r Cynghorydd Alun Jones yn cynnig a'r Cynghorydd Mark Thomas yn eilio.

2. Derbyd Ymddiheuriad.

Cynghorydd Glyn Daniels.

3. Datganiad Buddiant Personol

Dim datganiad o fuddiant wedi'i dderbyn.

4. Trafod Ceisiadau Cynllunio sydd i law

a) Cais Cynllunio Rhif / Planning Application No: C22/0433/03/LL

Minffordd Sgwâr Oakley, Blaenau Ffestiniog, Gwynedd, LL41 3PU

Adeiladu annedd newydd gyda gwaith draenio a tirlunio cysylltiedig/ Erection of new dwelling and associated drainage and landscaping works

ARGYMHELLIAD: Penderfynwyd i beidio a chefnogi'r cais cynllunio hwn yn dilyn derbyn llythyr o bryder gan gymydog i'r safle, ac am y rhesymau canlynol:

1. Mae pryder am uchder yr datblygiad, a'r cysgod wnaiff daflu ar dai eraill ac o bosib amharu ar breifatrwydd, ac mae hyn wedi'i atgyfnerthu ar ôl derbyn llythyr o bryder gan y cymydog.

2. Cefnogi pryderon Dwr Cymru ac annog i archwiliad o'r safle i gael ei ymgymryd i sicrhau lleoliad y pibell ddwr.

3. Roedd y Cyngorwyr yn rhyfeddu i weld dim ond un drws ar y cynlluniau, ac dim ond yn codi'r pwynt rhag ofn bod ystyriaeth diogelwch i hynny.
4. Roedd ansicrwydd os oedd y datblygiad o fewn ffiniau datblygu'r Cynllun Datblygu Lleol 2018-2023, ac byddai'r Cyngor Tref yn gwerthfawrogi petae Cyngor Gwynedd yn ymchwilio a chadarnhau os yw tu mewn neu tu allan i'r ardal datblygu.

CYFARFOD I BEN 7.25yh

REGULATORY COMMITTEE RECOMMENDATIONS

Wednesday 1st JUNE 2022 AT 7.00PM ONLINE

Present:

Apologies:

Councillors:

Councillors:

Alun Jones

Glyn Daniels

Rory Francis

Dafydd Dafis

Mark Thomas

1. Elect Chair for the Regulatory Committee for 2022/23.

DECISION: Councilor Dafydd Dafis was appointed Chair for 2022/23, seconded by Councilor Alun Jones and seconded by Councilor Mark Thomas.

2. Accept apologies

Councillor Glyn Daniels.

3. Declaration of Personal Interest

No declarations submitted.

4. Discuss Planning Applications to hand

a) Planning Application No: C22/0433/03/LL

Minffordd Sgwâr Oakley, Blaenau Ffestiniog, Gwynedd, LL41 3PU

Erection of new dwelling and associated drainage and landscaping works

RECOMMENDATION: It was decided not to support this planning application following receipt of a letter of concern from a neighbour to the site, and for the following reasons:

1. There is concern about the height of the development, and the shadow that it will cast on other properties and potentially encroaching on privacy, and this has been reinforced by the receipt of a letter of concern from the neighbour.
2. Support Welsh Water's concerns and encourage a site inspection to be undertaken to ascertain the location of the water pipe.

3. Councillors were amazed to see only one door on the plans, and only raised the point in case that was a safety consideration.
4. There was uncertainty as to whether the development was within the development boundaries of the Local Development Plan 2018-2023, and the Town Council would appreciate Gwynedd Council investigating and confirming whether it is inside or outside the development area.

Meeting closed at 7.25pm