Date/Dyddiad: 10 July 2019
Ask for/Gofynwch am: Mr. S. D. Butler
Telephone/Rhif ffon: (01446) 704624
Your Ref/Eich Cyf:
My Ref/Cyf: P/DC/SDB/2019/00690/FUL
e-mail/e-bost: Planning@valeofglamorgan.gov.uk

The Vale of Glamorgan Council
Dock Office, Barry Docks,Barry CF63 4RT
Tel: (01446) 700111

Cyngor Bro Morgannwg
Swyddfa'r Doc, Dociau'r Barri, Y Barri CF63 4RT
Ffôn: (01446) 700111

www.valeofglamorgan.gov.uk

VALE of GLAMORGAN
BRO MORGANNWG

Mr. Steven George
George and Co
1st Floor, Woodfired Studios
62 High Street
Merthyr Tydfil
CF47 8DE

Dear Sir/Madam

Town and Country Planning Act, 1990 (as amended)
Application No. 2019/00690/FUL
Location : The Spinney, Twyncyn, Dinas Powys
Proposal : Proposed change of use from Granny annexe and studio, to a new home school class D1
<u>Notification of Receipt of Application</u>

Your application at the above location has been received and has been registered as valid on 8 July 2019. If I find in the course of consideration that your application is in fact invalid because it does not comply with the statutory requirements then I shall advise you as soon as possible. The application will then only be re-registered once the application is made valid.

You can view the application on-line at the following web address: **http://www.valeofglamorgan.gov.uk/living/planning.aspx.** By accessing the online planning register from this web page you will be able to view all the submitted applications forms and plans and other related information usually one working day from the date of this notification.

Your application has been allocated to Mr. S. D. Butler. Please be aware that case officers will not generally be available without a prior appointment. However, a duty officer service is provided for general enquiries. The Division also operates a voice mail system and any message left will be answered promptly. Please note that all documentation submitted as part of the application will be made available for public consultation.

If by the 2 September 2019:
(a) you have not been informed your application is invalid,
(b) you have not been informed that your fee cheque has been dishonoured,
(c) you have not been given a decision notice in writing, or
(d) you have not agreed in writing to extend the period in which the decision may be given,

you should contact the Planning Department to check the progress of your application. In addition if you do not agree in writing to extend the determination period for the application, you may be entitled to appeal to the Welsh Government in accordance with the Town and Country Planning Act, 1990, unless the application has already been referred by the Authority to the Welsh Assembly Government.

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff. CF10 3NQ (Tel: 02920 823796).

Yours faithfully

Victoria Robinson
Operational Manager Development Management

ADVISORY NOTE FOR APPLICANTS / AGENTS

How We Deal With Planning Applications

1. When the Council receives your planning application, it is checked to make sure that it is correctly completed and therefore valid. The application is registered and the Council as Local Planning Authority has 8 or 16 weeks from the date of registration to consider the application, unless a longer time period is agreed by you.

2. The planning application is assigned to a case officer who will publicise your application. This can entail either writing to adjoining neighbours, putting up a site notice or publishing a notice in the press. All applications and supporting information are published on the Council's on-line Planning Register which can be found on the Council's web site. It should be noted that members of the public are given 21 days to make any comments in respect of your planning application.

3. The Town or Community Council will also be consulted together with statutory and non-statutory consultees as necessary.

4. The case officer will need to make a site visit to assess the site and to establish any impact the proposal may have on adjoining properties and the surrounding area. You should be aware that the case officer might well make a photographic record of the site to assist in this assessment.

5. The case officer examines the comments from members of the public and consultees. The case officer may ask you to amend your scheme or provide additional information. In some cases, it may be necessary to advise your neighbours / consultees of the amendments in which case additional time for comments is allowed.

6. The majority of planning applications are determined by the Head of Service and Operational Manager, under powers delegated to them by the Council. More complex applications are considered by the Planning Committee. In both instances, a report is prepared outlining the main planning issues and responses received. If you wish to clarify the proposed method of determination, please contact the case officer or alternatively check the Council's web site.

7. If the Planning Committee considers the application, there is a provision for public speaking at the meeting; this extends to applicants and their agents. Advisory notes which explain the process and how to register to speak are available on the Councils Web Site.

8. When the planning application has been determined, a decision notice will be sent to you or your agent (where applicable). It is important that you study this document carefully as there may be certain conditions attached in the event of planning permission being granted. You will need to comply with all conditions and therefore you are advised to keep the notice in a safe place for future reference, as there is a charge for additional copies. In the event of your planning application being refused, the decision notice will provide reasons for the decision and you will also be advised of your right of appeal.

9. If you wish to make any changes to the proposal after planning permission has been granted, you are advised to contact the Development Control Team. Amendments will always require consideration by the Local Planning Authority and, depending on their nature, may be possible through the Non-Material Amendments (Please see web site for guidance) procedure or alternatively a fresh planning application may be required (this will depend on the size and complexity of the amendments).

10. Please note that if you commence development in advance of planning permission being granted or do not carry out the development in accordance with the approved plans, such development will constitute unauthorised work.

Should you have any queries regarding the above or wish to check the progress on your planning application, please contact the case officer check on-line on the Council's web site.

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Annwyl Syr/Fadam

Deddf Cynllunio Tref a Gwlad 1990 (fel y'i diwygiwyd)
Rhif y Cais: 2019/00690/FUL
Lleoliad: The Spinney, Twyncyn, Dinas Powys
Y Cynnig: Proposed change of use from Granny annexe and studio, to a new home school class D1
Hysbysiad o Dderbyn Cais

Derbyniwyd eich cais ar gyfer y lleoliad uchod a chafodd ei ddilysu ar gyfer y gofrestr ar 8 July 2019. Os byddaf yn darganfod yn ystod y broses o ystyried y cais nad yw'ch cais yn ddilys oherwydd nad yw'n cydymffurfio â'r gofynion statudol, rhoddaf wybod i chi cyn gynted â phosibl. Ni fydd y cais yn cael ei ailgofrestru nes iddo gael ei ddilysu.

Gallwch weld y cynigion ar-lein drwy'r ddolen hon:
http://www.valeofglamorgan.gov.uk/living/planning.aspx. O edrych ar y gofrestr gynllunio ar-lein, byddwch yn gallu gweld yr holl ffurflenni cais sydd wedi'u cyflwyno, yn ogystal â chynlluniau ac unrhyw wybodaeth berthnasol arall, fel arfer o fewn un diwrnod gwaith o ddyddiad yr hysbysiad hwn.

Mae eich cais wedi'i bennu i'r swyddog achos Mr. S. D. Butler. Nodwch nad yw swyddogion achos ar gael heb apwyntiad fel arfer. Fodd bynnag, cynigir gwasanaeth swyddog dyletswydd ar gyfer ymholiadau cyffredinol. Mae gan yr Adran beiriant ateb ffôn hefyd, a byddwn yn ymateb yn brydlon i bob neges. Nodwch y bydd yr holl ddogfennau a gyflwynir fel rhan o'r cais ar gael at bwrpas ymgynghori cyhoeddus.

Os na fydd yr isod wedi digwydd erbyn 2 September 2019:

(a) nid ydych wedi cael gwybod bod eich cais yn annilys;
(b) nid ydych wedi cael gwybod bod y siec am eich ffi wedi cael ei gwrthod;
(c) nid ydych wedi derbyn hysbysiad ysgrifenedig o benderfyniad;
(ch) nid ydych wedi cytuno'n ysgrifenedig i ymestyn y cyfnod pan ddylid gwneud y penderfyniad,

yna dylech gysylltu â’r Adran Gynllunio i wirio cynnydd eich cais. Yn ogystal, os nad ydych chi’n cytuno’n ysgrifenedig i ymestyn cyfnod y penderfyniad ar gyfer y cais, efallai fod gennych hawl i gyflwyno apêl i Lywodraeth Cymru yn unol â Deddf Cynllunio Tref a Gwlad 1990, ac eithrio os yw’r cais eisoes wedi ei ddargyfeirio at Lywodraeth Cynulliad Cymru gan yr Awdurdod.

Rhaid cyflwyno apêl drwy lenwi ffurflen sydd ar gael gan yr Arolygiaeth Cynllunio, Crown Buildings, Parc Cathays, Caerdydd CF10 3NQ (Rhif ffôn: 029 2082 3796).

Yn gywir

V.L.Robinson

Victoria Robinson
Rheolydd Gweithredol Rheoli Datblygu

NODYN YMGYNGHOROL I YMGEISWYR / ASIANTAU

Ein Dull o Ymwneud â Cheisiadau Cynllunio

1. Pan fydd y Cyngor yn derbyn eich cais cynllunio, caiff ei wirio i sicrhau ei fod wedi ei gwblhau yn gywir, ac yn ddilys o'r herwydd. Caiff y cais ei gofrestru, a bydd gan y Cyngor, fel yr Awdurdod Cynllunio Lleol, wyth neu 16 wythnos o'r dyddiad cofrestru i ystyried y cais oni bai eich bod yn cytuno ar gyfnod hirach.

2. Bydd y cais cynllunio'n cael ei bennu i swyddog achos a fydd yn cyhoeddi eich cais. Gall hyn olygu naill ai ysgrifennu at eich cymdogion cyfagos, codi hysbysiad ar y safle neu gyhoeddi hysbysiad yn y wasg. Mae pob cais a'r wybodaeth sydd ynghlwm yn cael ei gyhoeddi ar Gofrestr Cynllunio ar-lein y Cyngor a welir ar ein gwefan. Dylid nodi bod gan aelodau'r cyhoedd 21 diwrnod i wneud sylwadau ar eich cais cynllunio.

3. Byddwn yn ymgynghori â'r Cyngor Tref neu Gymuned hefyd, ynghyd ag unigolion a chyrff statudol ac anstatudol yn ôl yr angen.

4. Bydd gofyn i'r swyddog achos ymweld â'r safle i'w hasesu ac i gadarnhau unrhyw effaith y gallai'r cynnig ei chael ar dai cyfagos a'r ardal leol. Dylech nodi efallai fydd y swyddog achos yn cadw cofnod ffotograffig o'r safle i gynorthwyo ei asesiad.

5. Bydd y swyddog achos yn arolygu'r sylwadau gan aelodau'r cyhoedd a'r bobl yr ymgynghorwyd â nhw. Efallai fydd y swyddog achos yn gofyn i chi addasu'ch cynllun neu ddarparu gwybodaeth atodol. Mewn rhai achosion, mae'n bosibl bydd angen hysbysu'ch cymdogion / y bobl yr ymgynghorwyd â nhw o'r addasiadau, a chaniateir amser ychwanegol i wneud sylwadau os digwydd hyn.

6. Mae'r rhan fwyaf o'r ceisiadau cynllunio yn nwylo Pennaeth y Gwasanaeth a'r Rheolydd Gweithredu yn unol â'r pwerau a roddir iddynt gan y Cyngor. Caiff cynlluniau mwy astrus eu cloriannu gan y Pwyllgor Cynllunio. Yn y ddau achos, caiff adroddiad ei baratoi sy'n rhestru'r prif faterion cynllunio a'r ymatebion a dderbyniwyd. Os ydych chi'n dymuno derbyn eglurhad o'r dull arfaethedig o wneud y penderfyniad, mae croeso i chi gysylltu â'r swyddog achos neu fel arall, edrych ar wefan y Cyngor.

7. Os bydd y Pwyllgor Cynllunio'n ystyried y cais, mae darpariaeth ar gyfer siarad cyhoeddus yn y cyfarfod. Mae hyn yn berthnasol i ymgeiswyr a'u hasiantau (os yw'n berthnasol). Ceir nodiadau ymgynghorol ar y broses a chofrestru i siarad ar wefan y Cyngor.

8. Pan fydd penderfyniad ar y cais cynllunio wedi'i wneud, anfonir hysbysiad o'r penderfyniad atoch chi neu'ch asiant (os yw'n berthnasol). Mae'n bwysig i chi dalu sylw manwl at y ddogfen hon, achos mi allai fod amodau penodol ynghlwm wrth roddi caniatâd cynllunio. Bydd angen i chi gydymffurfio â'r holl amodau hyn, ac o'r herwydd, rydym yn awgrymu eich bod yn cadw'r hysbysiad yn ddiogel er mwyn cyfeirio ato yn y dyfodol, oherwydd codir tâl am ddarparu copïau ychwanegol. Os caiff eich cais ei wrthod, bydd yr hysbysiad o benderfyniad yn manylu ar y rhesymau dros hyn, ac yn cynnwys gwybodaeth am eich hawl i apelio.

9. Os ydych chi'n dymuno gwneud unrhyw newidiadau i'r cynnig ar ôl i ganiatâd cynllunio gael ei roddi, cysylltwch â'r Adran Rheoli Datblygu. Bydd gofyn bod pob addasiad yn cael ei ystyried gan yr Awdurdod Cynllunio Lleol, ac yn amodol ar eu natur, gallai fod yn bosibl eu gwneud drwy'r broses Newidiadau Anfaterol (gweler y wefan am arweiniad) neu fel arall, o bosibl y bydd gofyn cyflwyno cais cynllunio o'r newydd (bydd hy yn dibynnu ar faint a chymhlethdod y newidiadau).

10. Nodwch os byddwch chi'n dechrau datblygu cyn i'r caniatâd cynllunio gael ei roddi, neu os nad ydych yn cyflawni'r gwaith yn unol â'r cynlluniau cymeradwy, ystyrir datblygu o'r fath yn waith heb ei awdurdodi.

    Os oes gennych unrhyw ymholiadau am y wybodaeth uchod, neu rydych yn dymuno gwirio cynnydd eich cais cynllunio, cysylltwch â'r swyddog achos neu edrych ar-lein ar wefan y Cyngor.