

CYNGOR CYMUNED LLANSANTFFRAED COMMUNITY COUNCIL

AGENDA

Fe'ch gwahoddir i fod yn bresennol yng nghyfarfod misol nesaf y Cyngor sydd i'w gynnal ar Nos Fawrth 4ydd Tachwedd 2025 yn Ystafell Ddarllen Llanon am 7:30yh

(Gellir gael mynediad i'r Cyfarfod hefyd drwy Zoom. Cysylltwch gyda'r Clerc am fanylion pellach.)

You are summoned to attend the next monthly meeting of the Council to be held on Tuesday 4th November 2025 at the Llanon Reading Room at 7:30pm

(The meeting can also be accessed by way of Zoom. Please contact the Clerk for further details.)

1. Ymddiheuriadau
2. Materion personol
3. Datgelu buddianau personol a rhai sy'n rhagfarnu.
4. Cadarnhau'r Cofnodion o'r Cyfarfod o'r Cyngor a gynhaliwyd ar 7fed Hydref 2025 (Atodiad A)
5. Materion yn codi o'r Cofnodion.
6. **Eiddo**
Derbyn adroddiad yr arolygiad ac yn argymhell unrhyw waith angenrheidiol.
7. **Materion Cyllidol:**

a) talu'r canlynol:-

Pwyllgor Neuadd Bentref a Chae Chwarae Llanon:

Toriad porfa mis Hydref (50%)) - £62.50
Sesiwn chwarae'r ieuenctid - £44
Canolfan Arddio Trefhedyn (planhigion ayb i'r Ysgol Gynradd) - £51
Samsaws (clirio ardal y Waun) - £360
Earth Anchors (Mainc) - £542.40
Cyngor Sir Ceredigion (biniau halen) - £1,414.56
D Benjamin (torri llwybrau) - £2,712

- b) nodi derbyn y trydydd taliad y Praesept yn y swm o £10,000
- c) nodi derbyn 'barn diamod' gan

1. Apologies for absence.
2. Personal matters
3. Disclosure of personal and prejudicial interests
4. To confirm the Minutes of the Meeting of the Council held on 7th October 2025 (Attachment A)
5. Matters arising from the Minutes.
6. **Property**
To receive the inspection report and recommend any necessary works.
7. **Finance matters:**

a) to pay the following:-

Llanon Village Hall and Playing Field Committee:

October Field Cut (50%) - £62.50
Youth play session 30th October - £44
Trefhedyn Garden Centre (Primary School Plants etc) - £51
Samsaws (clearing Waun area) - £360
Earth Anchors (bench) - £542.40
Ceredigion County Council (salt bins) - £1,414.56
D Benjamin (Footpath strimming) - £2,712

- b) to note receipt of the 3rd Precept payment in the sum of £10,000
- c) to note receipt of an 'unqualified

8. Materion Cynllunio: Ystyried y materion cynllunio isod fel ymgynghorai statudol ar unrhyw geisiadau cynllunio:

8. Planning Matters: To consider the following planning matters as statutory consultees on planning applications:

a) A230865 Whitehall Garage, Stryd Fawr, Llanon. Proposed showroom and MOT/Workshop building to replace existing workshop.

Please refer to the emails from Mr Roger Glossop. Below is a link to the County Council website with full details of the planning decision:

[Ceredigion | Council Direct | Application | 61827](#)

Please note that the comments of this Community Council were as follows:

To note the conditions required by the statutory consultees to be placed on any approval of the application by the Local Planning Authority and to seek assurances that the Authority ensures that these are met prior to the development being completed.

b) INV240119 Potential breach of Condition 11 attached to planning permission A041235 (Reserved Matters approval for the erection of a dwelling), whereby the approved footway verge has not been completed at Llys Yr Esgob, Stryd Yr Eglwys, Llanon, Ceredigion, SY23 5HT.

Information received from the Enforcement Officer:

A desk-based investigation was undertaken regarding the failure to complete the approved footway verge, as required by Condition 11 of planning permission reference A041235.

Following a review of the planning history and available records, it has been established that the breach of planning control, specifically the failure to complete the approved footway verge, has existed for a period exceeding ten years. Under Section 171B(3) of the Town and Country Planning Act 1990, any breach of a planning condition becomes immune from enforcement action after a period of ten years has elapsed since the breach first occurred.

As such, the time limit for taking enforcement action has expired, and the development is now considered immune from enforcement action through the passage of time. Consequently, the Local Planning Authority no longer has statutory powers to secure compliance or to require the pavement to be completed in accordance with the approved plans.

This compliance case has therefore been closed, and no further action will be taken with regards to this matter.

d) INV250111 Unauthorised erection of stables without the benefit of planning permission at Ty Lan, Nebo, Ceredigion, SY23 5LE.

Awaiting the response of the Enforcement Officer.

e) INV250070 Central Hotel, Llanon

Awaiting the response of the Enforcement Officer.

9. Ystyried y materion amrywiol canlynol:

9. To consider the following miscellaneous matters:

- a) Gosod cyfarpar chwarae ychwanegol yn ei le - diweddariad
- b) Datblygu'r cyrtiau tenis – materion yn ymwneud â'r tir
- c) Toiledau'r Waun
- d) Llunio Lle – Prosiect Creu Lleodd Ceredigion
- e) Ebst dyddiedig 23ain Hydref oddi wrth Ray Ceredigion (anfonwyd atoch ar 2il Tachwedd)
- f) Cronfa Brilliant Basics
[Brilliant Basics Fund 2025-2026/7 Guidance Notes](#)
- g) Darpariaeth trydan i stordy'r Waun - diweddariad
- h) Cais am groesfan i gerddwyr yn Llanon

- a) Installation of additional playground equipment - update
- b) Development of the tennis courts – land matters
- c) Waun toilets
- d) Shaping Place - Ceredigion Placemaking Project (sent to you on 2nd November)
- e) Email dated 23rd October from Ray Ceredigion (sent to you on 2nd November)
- f) Brilliant Basics Fund
[Brilliant Basics Fund 2025-2026/7 Guidance Notes](#)
- g) Electricity supply for the Waun store – update
- h) Request for pedestrian crossing at Llanon – update

- 10.** Ystyried y canlynol:-
- a) adroddiad y Cynghorydd Sir Keith Henson; ac
 - b) unrhyw gwestiynau i'r Cynghorydd Henson ar faterion y Cyngor Sir.

- 10.** To consider the following:-
- a) the report of County Councillor Keith Henson; and
 - b) any questions to Councillor Henson on County Council matters.

- 11.** Unrhyw fater arall fel y cytunwyd gyda'r Cadeirydd.

- 11.** Any other business as agreed with the Chairman.

Denfer Morgan
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