

**CYNGOR CYMUNED LLANSANTFFRAED  
LLANSANTFFRAED COMMUNITY COUNCIL**

**Cofnodion o gyfarfod o Gyngor  
Cymuned Llansantffraed a  
gynhaliwyd am 7:00 pm ar nos  
Fawrth, 7fed Tachwedd 2023 yn  
Neuadd Bentref Llanon**

**Minutes of a meeting of Llansantffraed  
Community Council  
held at 7:00 pm on Tuesday, 7<sup>th</sup>  
November 2023 at the Llanon Village  
Hall**

**Yn bresennol:**

Cadeirydd: y Cynghorydd Andrew Phillips Y Cynghorwyr Keith Henson (drwy Zoom), Claire Humphries, Hywel Llŷr Jenkins, Dennis Morgan, Gwenno Piette, Aled Roberts, Martine Robson a Jim Rollinson.  
Mr Denfer Morgan (Clerc)

**Present:**

Chairman: Councillor Andrew Phillips  
Councillors Keith Henson (via Zoom), Claire Humphries, Hywel Llŷr Jenkins, Dennis Morgan, Gwenno Piette, Aled Roberts, Martine Robson and Jim Rollinson.  
Mr Denfer Morgan (Clerc)

**244 Ymddiheuriadau**

Ymddiheurodd y Cynghorwyr Lodwick Lloyd YH ac Aled Roberts am fethu a bod yn bresennol yn y cyfarfod.

**244 Apologies**

Councillors Lodwick Lloyd JP and Aled Roberts apologised for their inability to attend the meeting.

**245 Prosiect 'Croeso i Geredigion'**

Croesawodd y Cadeirydd Rhodri Francis o Gyngor Sir Ceredigion i wneud cyflwyniad ar y prosiect 'Croeso i Geredigion'. Amlinellodd Mr Francis y prosiect oedd â'r nod o godi ymwybyddiaeth ymysg pobl sy'n symud i Geredigion am y tro cyntaf am yr iaith Gymraeg ac am y gwahanol agweddau o fyw bywyd drwy gyfrwng y Gymraeg. Dywedodd fod Llanon wedi cael ei ddewis oherwydd y nifer o drigolion newydd roedd wedi dod i'r pentref yn dilyn codi'r ddau stad tai newydd. Cytunwyd cyfrannu at y prosiect ac i ofyn i'r Clerc symud y mater ymlaen gyda Mr Francis.

**245 The 'Croeso i Geredigion' Project**

The Chairman welcomed Rhodri Francis of Ceredigion County Council to make a presentation on the 'Croeso i Geredigion' project. Mr Francis outlined the project whose aim, it was stated, was to raise the awareness of people who have moved to Ceredigion for the first time of the Welsh language and the different aspects of living life through the medium of Welsh. He stated that Llanon had been chosen to be included due to the number of new residents in the village following the construction of the two new housing estates. It was agreed to contribute to the project and to request the Clerk to progress the matter with Mr Francis.

**246 Heddlu Dyfed-Powys**

Croesawodd y Cadeirydd PCSO Charlotte Carter i'r cyfarfod a rhoddwyd y gwybodaeth isod ganddi hi. Bu sawl digwyddiad o wrthdaro rhwng cerbydau yn yr ardal yn ystod y cyfnod ers Gorffennaf a diwedd mis Hydref; yn cynnwys sawl un ar y tro dwbl ar yr A487 rhwng Aberarth a Llanon. Roedd y ddarpariaeth o arwyddion ffyrdd digonol

**246 Dyfed-Powys Police**

The Chairman welcomed PCSO Charlotte Carter to the meeting and the following information was provided by her. There had been a number of road traffic collisions during the period June to the end of October; including several on the double bend on the A487 between Aberarth and Llanon. The provision of adequate road signs at this location was

yn y lleoliad hwn dan drafodaeth gyda Chyfadran Priffyrdd Llywodraeth Cymru. Gwelwyd fan wen yn yr ardal gyda'r gyrrwr yn ymddwyn yn amheus ac roedd cyngor yn cael ei rhoi hefyd ynghylch dwyn posib o da byw. Fe ymchwiliwyd adroddiad o ymddygiad gwrth-gymdeithasol yng Nghylch Peris ac roedd wedi cael ei ddatrys.

being discussed with Wales Government Transport Division. A white van had been seen in the area with the driver acting in a suspicious manner; and advice was also being given in respect of the possible theft of livestock. A report of anti-social behaviour at Cylch Peris had been investigated and resolved.

**247 Datgelu Buddiant**

Datgelodd y Cyngorydd Hywel Llŷr Jenkins fuddiant personol ac un sy'n rhagfarnu yn y mater y cyfeirir ato yng nghofnod 255 isod ac ni chymrodd unrhyw rhan pellach yn y drafodaeth arno fe.

**247 Disclosure of Interest**

Councillor Hywel Llŷr Jenkins disclosed a personal and prejudicial interest in the matter referred to in minute 255 below and took no further part in the discussion thereon.

**248 Cofnodion o'r Cyfarfod a gynhaliwyd ar 3ydd Hydref 2023**

**PENDERFYNWYD** cadarnhau cofnodion o Gyfarfod o'r Cyngor a gynhaliwyd ar 3ydd Hydref 2023 fel rhai cywir, yn amodol ar nodi fod Cais Cynllunio A230668 a gyfeirir ato yng nghofnod 237 ar yr agenda ar gyfer cael ei ystyried yng nghyfarfod heno.

**248 Minutes of the Meeting held on 3<sup>rd</sup> October 2023**

It was **RESOLVED** the Minutes of the Meeting of the Council held on 3<sup>rd</sup> October 2023 as being a correct, subject to noting that Planning Application A230668 referred to in Minute 237 was on the agenda for consideration at tonight's meeting.

**249 Arolwg Misol**

Nodwyd y canlynol:

- a) Y man eistedd: roedd y bwrdd picnig wedi ei gymryd i ffwrdd
- b) Maes parcio'r Waun: roedd y tyfiant ar ochr dde'r fynedfa wedi ei dorri nôl

Cytunwyd gwneud trefniadau i orchuddio'r cysgodfa ar y llain gyda chadwolyn.

**249 Monthly Inspection**

The following was noted:

- a) Seating area: the picnic table had been removed
- b) Waun car park: the growth on the right hand side of the entrance had been cut back.

It was also agreed to arrange for the shelter at the slang to be coated with a preservative.

**250 Materion Cyllidol**

**PENDERFYNWYD:**

- a) talu'r isod:
  - D Benjamin (Torri Tyfiant Llwybrau) - £2,496
  - Crug yr Eryr (Defnyddiau) - £56.40
  - M E Ratledge (Ffens) - £380
  - Pwyllgor Neuadd Bentref a Chae Chwarae Llanon:*
    - Torri Porfa (Hydref) (50% y gost) - £115
    - Llogi'r Neuadd (Hydref) - £30

**250 Finance Matters**

It was **RESOLVED:**

- a) to pay the following:
  - D Benjamin (Footpath Growth Cutting) - £2,496
  - Crug yr Eryr (Materials) - £56.40
  - M E Ratledge (Fencing) - £380
  - Llanon Village Hall and Playing Field Committee:*
    - Grass Cutting (October) (50% of the cost) - £115
    - Hire of Hall (October) 2023 - £30

- b) nodi derbyn trydydd taliad y Praesept yn y swm o £8,000
- c) nodi diweddariad o Gyllideb 2023-24.

- b) to note receipt of the 3<sup>rd</sup> Precept Payment in the sum of £8,000.
- c) to note the updated information on the 2023-24 Budget.

**251 Cais Cynllunio A230668 land to the west of James Close, Llanon. Proposed relocation of polytunnel.**

Croesawyd rhai o drigolion James Close, Llanon i'r cyfarfod gan y Cadeirydd a gofynnodd i'r Clerc gyflwyno'r item. Esboniodd y Clerc ei fod wedi cynnwys yr eitem ar yr agenda am ddau rheswm. Yn gyntaf ei fod ar ddeall fod Swyddog Achos Cynllunio Cyngor Sir Ceredigion wedi cysylltu gyda'r Ymgeisydd er mwyn cael eglurhad am union leoliad y polytunnel; ac yn ail am fod nifer uchel o wrthwynebiadau wedi ymddangos ar y porth cynllunio oddi wrth aelodau'r cyhoedd ers i'r Cyngor ystyried y cais yng nghyfarfod Hydref.

Prun bynnag, dywedodd ni dderbyniwyd hysbysiad o unrhyw newidiadau i fanylion y cais a taw'r cynllun oedd yn destun trafod oedd hwnnw a drafodwyd yng nghyfarfod Hydref.

Amlinellodd y Clerc y drefn statudol ar gyfer delio gyda cheisiadau cynllunio ac yn benodol y gofyniad iddynt gael eu hystyried yn unol â deddfwriaeth cynllunio.

I'r perwyl hynny 'ystyriaethau materol berthnasol' yn unig, fel a ddisgrifir mewn deddfwriaeth cynllunio, gellid eu hystyried gan y Swyddog Achos Cynllunio pan yn delio gyda'r cais hwn. Dywedodd y Clerc ei fod wedi cynghori'r Aelodau yng nghyfarfod Hydref nad oedd sylwadau andwyol o ran materion priffyrdd a iechyd yr amgylchedd a bod y ddau sylw ar y porth cynllunio bryd hynny o blaid y cais.

Gwahoddwyd trigolion James Close i annerch y cyfarfod. Mynegwyd siom a dicter ganddynt fod y Cyngor heb gymryd camau i ymweld â'r safle a gofyn am eu sylwadau ar y mater. Amlinellwyd eu gwrthwynebiadau ganddynt, a dywedwyd bod sawl un

**251 Planning Application A230668 land to the west of James Close, Llanon. Proposed relocation of polytunnel.**

The Chairman welcomed to the meeting several residents of James Close, Llanon and asked the Clerk to introduce the item. The Clerk explained that he had included the item on this agenda for two reasons. In the first instance that he understood that the Ceredigion County Council Planning Case Officer had been in contact with the Applicant in order to clarify the location of the proposed polytunnel on the site; and secondly that a large number of objections had appeared on the County Council planning portal from members of the public since the Council had discussed the application at its October meeting.

However, he stated that no notification had been received of any changes to the details of the application and that the plan under discussion was that considered at the October meeting.

The Clerk outlined the statutory procedure for dealing with planning applications in general and in particular the requirement that they be determined in accordance with planning legislation. To that effect only 'material considerations' as defined in planning legislation could be considered by the County Council Planning Case Officer when dealing with this application.

The Clerk stated that he had advised the Members at the October meeting that no adverse comments had been received in respect of highways and environmental health matters and that the two comments on the planning portal at that time were in support of the application. The residents of James Close were invited to address the meeting. They expressed dismay and anger that the Council had not taken steps to visit the site and canvass their views on the

wedi eu codi ganddynt pan yn annerch y Cyngor yng nghyfarfod Ebrill. Dywedodd y Clerc fod hwn yn gyfle iddynt amlinellu eu gofidion i'r Aelodau. Prun bynnag, tanlinellodd eto taw ystyriaethau materol berthnasol yn unig y byddai'r Swyddog Achos Cynllunio yn eu hystyried a taw materion preifat rhwng y perchnogion tir dan sylw oedd perchnogaeth tir a hawliau tramwy. Hwn oedd y neges a roddwyd i'r trigolion yn y cyfarfod blaenorol hwnnw.

Mewn ymgais i ddwyn golau ar faterion, rhoddwyd ystyriaeth i rai ystyriaethau materol berthnasol allai fod yn berthnasol i'r cais hwn ac a gynhwyswyd yn y gwrthwynebiadau a wnaed gan y trigolion i'r Cyngor Sir.

Roedd y rhain yn ymwneud ag:

Tros-edrych – roedd y trigolion o'r farn y byddai'r polytunnel yn arwain at edrych dros rhai anheddau

Colli golau – roedd y trigolion o'r farn y byddai'r polytunnel yn arwain at gollu golau gan rhai anheddau

Parcio – roedd y trigolion yn pryderu fod un cerbyd yn cael ei barcio ar y safle

Sw – roedd y trigolion yn pryderu bod y defnydd o'r polytunnel eisoes wedi arwain at lleisiau yn cael eu siarad yn uchel ar y safle a sw achlysurol gan y defnydd o beiriannau.

Cynghorodd y Clerc ei fod yn agored i'r Aelodau ystyried y materion hyn ar gyfer eu hanfon at y Cyngor Sir.

Penderfynodd y trigolion nad oeddent am aros yn yr ystafell yn ystod y drafodaeth ar y mater gan yr Aelodau a diolchodd y Cadeirydd iddynt am fynegu eu sylwadau ar y cais.

Rhoddodd yr Aelodau ystyriaeth i'r materion a godwyd gan y trigolion.

Dywedodd y Clerc fod angen i'r Aelodau benderfynnu os oedd y

gwrthwynebiadau yn briodol i'r cais hwn.

Roedd yr Aelodau yn gytun fod y materion a godwyd gan y trigolion, er nad oeddent i gyd yn ystyriaethau materol berthnasol, yn cael ei mynegu yn ddiffuant gan y trigolion ac roedd angen eu dwyn gerbron y Swyddog Achos Cynllunio.

matter. They outlined their objections to the application, several of which they stated they had raised when addressing the Council at it April meeting.

The Clerk stated that this was their opportunity to outline their concerns to Members. However, he emphasised again that the Planning Case Officer would only consider material considerations and that other concerns such as land ownership and rights of access were private matters between the landowners concerned. This was the message given to residents at that earlier meeting.

In an attempt to clarify matters consideration was given to some material considerations which may apply to this application and which he understood had been included in the objections made by the residents to the County Council.

These were:

Overlooking – the residents were of the opinion that the polytunnel would result in overlooking of a few properties

Loss of light – the residents were of the opinion that the polytunnel would result in loss of light by a few properties

Parking – the residents were concerned that one vehicle was being parked on the site

Noise – the residents were concerned that the use of the polytunnel was already resulting in loud voices being spoken on the site and occasional noise from the use of machines.

The Clerk advised that it was open to Members to consider these matters for sending to the County Council.

The residents decided not to remain in the room during the discussion of the matter by the Members and the Chairman thanked them for attending and for giving their views on the application.

Members discussed in detail the matters raised by the residents. The Clerk advised that the Members needed to decide whether the objections were applicable to this application. Members were in agreement that the matters being raised by residents, whilst not all being material considerations, were being

Felly **PENDERFYNWYD** dwyn i sylw'r Swyddog Achos Cynllunio bryderon uchod y trigolion.

genuinely expressed and which needed to be drawn to the attention of the Planning Case Officer.

It was therefore **RESOLVED** to agree to bring to the attention of the Planning Case Officer the above-mentioned concerns of the residents.

**252 Cais Cynllunio A230680 - Hafod Peris, Llanrhystud. *Change of use and extension of existing portal framed building for a biomass boiler and associated works.***

Rhodddwyd ystyriaeth i fanylion y cais cynllunio uchod fel a gyflwynwyd gan yr Ymgeisydd a phenderfynwyd cytuno'r sylwadau isod ar gyfer eu cyflwyno i'r Awdurdod Cynllunio Lleol.

**Penderfyniad:** Dim gwrthwynebiad.

**252 Planning Application A230680 - Hafod Peris, Llanrhystud. *Change of use and extension of existing portal framed building for a biomass boiler and associated works.***

Consideration was given to the details of the above-mentioned planning application as submitted by the Applicant and the following comments were agreed for submitting to the Local Planning Authority.

**Decision:** No objection.

**253 Estyniad i'r Lle Chwarae**

Nodwyd bod y broses cyfreithiol ar gyfer prynu'r darn tir yn mynd yn ei flaen.

**253 Extension to the Playground**

It was noted that the legal process of the purchase of the land was progressing.

**254 Cyfle arfaethedig i osod pwynt gwefru ar gyfer cerbydau trydan ym Maes Parcio Waun, Llanon.**

Rhodddwyd ystyriaeth i'r gwybodaeth a dderbyniwyd oddi wrth y Cyngor Sir ytnghylch cyfle i osod pwynt gwefru ar gyfer cerbydau trydan ym Maes Parcio Waun, Llanon.

Yn dilyn trafodaeth **PENDERFYNWYD** gofyn am gyfarfod safle gyda swyddogion y Cyngor sir er mwyn cael rhagor o wybodaeth am y mater.

**254 Proposed EV charge-point installation opportunity at Waun Car Park, Llanon**

Consideration was given to information received from the County Council in respect of an opportunity to install an EV charge-point at Waun Car Park, Llanon.

Following discussion, it was **RESOLVED** to request a site meeting with the Officers of the County Council in order to receive further information on the matter.

**255 Toiledau Cyhoeddus ar y Waun, Llanon**

Rhodddwyd ystyriaeth i'r Hysbysiad a dderbyniwyd oddi wrth y Cyngor Sir yn datgan cau'r toiledau cyhoeddus ar y Waun, Llanon o'r 1af Tachwedd oherwydd nad oeddent wedi cael gafael ar lanha-ydd cyson.

**255 Public Toilets at y Waun, Llanon**

Consideration was given to the Notice received from the County Council announcing the closure of the public toilets at the Waun, Llanon with effect from 1<sup>st</sup> November 2023, as they had been unable to find a regular cleaner.

**256 Adroddiad y Cynghorydd Sir Keith Henson**

Fe adroddodd y Cynghorydd Henson ar y canlynol:

a) roedd yn disgwyl am atebion i

**256 Report of County Councillor Keith Henson**

Councillor Henson reported on the following:

a) he was awaiting responses to

gwestiynau ynghylch perchnogaeth tir ar waelod Heol yr Eglwys er mwyn delio gyda phroblemau yn y fan honno

- b) roedd wedi codi gyda'r Asiantaeth Priffyrdd argymelliad y Cyngor fod parth byffer 30mya yn cael ei gyflwyno ar y ffordd ddeheuol s'yn arwain at Llanon
- c) roedd yr Ysgol Gynradd yn anelu at gyflwyno dyluniadau ar gyfer addurno arwyddion ffyrdd pentref Llanon yn y cyfarfod nesaf
- d) roedd yr ymchwiliadau i gyflwr y cwlfer ger Tygwyn yn parhau ynghyd â'r draen ger Cae Dennis Morgan
- e) roedd Adran y Gyfraith y Cyngor Sir yn ymchwilio i statws ffordd Stad Craig Ddu
- f) cytunodd gofyn i'r Cyngor Sir ddelio gydag arwydd Heol y Môr a oedd wedi ei ddifrodi.

queries in respect of land ownership at the bottom of Heol yr Eglwys in order to deal with certain problems

- b) he had raised with the Trunk Road Agency the Council's recommendation that a 30mph buffer zone be introduced on the southern approach to Llanon
- c) the Primary School was aiming to provide designs for decorating the Llanon village road signs to the next meeting
- d) investigations were proceeding in respect of the culvert near Tygwyn and the gulley near the field identified at the meeting
- e) the County Council Legal Department were investigating the status of the Stad Craig Ddu estate road
- f) he agreed to ask the County Council to deal with the damaged Heol y Môr sign.

## 257 Unrhyw Fater Cymwys Arall

- a) adroddodd y Cynghorydd Hywel Llŷr Jenkins fod Ray Ceredigion wedi darparu gwybodaeth taw 71 oedolyn a 133 plentyn oedd wedi mynychu'r sesiynau chwarae yn Llansantffraed a Llanrhystud.
- b) Nodwyd y digwyddiadau codi arian diweddar
- c) Cytunwyd archebu'r goeden ar gyfer digwyddiad y Nadolig, y dyddiad i'w gytuno gyda'r ysgol Gynradd
- d) Cytunwyd cyfeirio cyflwr y ffensys ar hyd llwybr 33/20 at y warden llwybrau cyhoeddus
- e) Cytunodd y Clerc gwneud ymholiadau pellach gyda'r datblygwyr ynghylch perchnogaeth y sribyn o dir rhwng Parc Peris a Chylch Peris
- f) Nodwyd y byddai casgliadau arolwg presennol y Cyngor Sir o'r Ardaloedd Gadwraeth yn y prif drefi yn cael eu rhannu gyda'r Cyngor Cymuned a chyrff lleol perthnasol

## 257 Any Other Competent Business

- a) Councillor Hywel Llŷr Jenkins reported information received from Ray Ceredigion that 71 adults and 133 children had attended the play sessions at Llansantffraed and Llanrhystud.
- b) The recent fund-raising activities were noted
- c) It was agreed to order the tree for the Christmas event, the date to be agreed with the Primary School
- d) It was agreed to refer the condition of the fences at footpath 33/20 to the footpaths warden
- e) The Clerk agreed to make further enquiries with the developers in respect of the ownership of the strip of land between Parc Peris and Cylch Peris
- f) It was noted that the conclusions of the current County Council review of Conservation areas would be shared with the Community Council and local organisations
- g) It was agreed to agree the wording of the 'Monty Sid' plaque with

g) Cytunwyd cytuno geiriad plac  
'Monty Sid' gyda Rachel Jones.

Rachel Jones.

Daeth y cyfarfod i ben am 9:45pm

The meeting concluded at 9:45pm