CYNGOR CYMUNED LLANSANTFFRAED COMMUNITY COUNCIL

Cofnodion o Gyfarfod o Gyngor Cymuned Llansantffraed a gynhaliwyd am 7:30 pm ar nos Fawrth, 4ydd Tachwedd 2025 yn yr Ystafell Ddarllen, Llanon

Yn bresennol: Y Cynghorydd Hywel Llŷr Jenkins (Cadeirydd) y Cynghorwyr Keith Henson, Claire Humphries, Kathleen Jones, Dennis Morgan, Andrew Phillips, Gwenno Piette, Aled Roberts a Martine Robson
Mr Denfer Morgan (Clerc)

545 Datgelu Buddiant
Fe ddatgelodd y Cynghorydd Keith Henson buddiant personol ac un sy'n rhagfarnu yng nghais cynllunio A230865 y cyfeirir ato yng nghofnod 550a) isod.

546 Cofnodion o'r Cyfarfod o'r Cyngor a gynhaliwyd ar 7fed Hydref 2025
PENDERFYNWYD cadarnhau cofnodion o'r Cyfarfod o'r Cyngor a gynhaliwyd ar 7fed Hydref 2025.

547 Materion yn Codi
Nodwyd fod y fainc wedi cael ei osod yn ei le ac adroddwyd llythyr o ddiolch oddi wrth drigolion I'r Cyngor.

548 Archwiliad Eiddo
Nodwyd fod y ffens sy'n ffinio gyda llwybr cyhoeddus 33/2 wedi ei drwsio gan y perchennog tir.

549 Materion Ariannol
PENDERFYNWYD

i) 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

Minutes of a Meeting of Llansantffraed Community Council held at 7:30 pm on Tuesday, 4th November 2025 at the Reading Room, Llanon

Present: Councillor Hywel Llŷr Jenkins (Chairman) Councillors Keith Henson, Claire Humphries, Kathleen Jones, Dennis Morgan, Andrew Phillips, Gwenno Piette, Aled Roberts and Martine Robson
Mr Denfer Morgan (Clerk)

545 Disclosure of Interest
Councillor Keith Henson disclosed a personal and prejudicial interest in planning application A230865 referred to in minute 550a) below.

546 Minutes of the Meeting of the Council held on 7th October 2025
It was **RESOLVED** to confirm the Minutes of the Meeting of the Council held on 7th October 2025.

547 Matters Arising
Minute 538 Cylch Peris Bench: it was noted that the bench had been put in place and a letter of thanks from residents was reported to the Council.

548 Property Inspection
It was noted that the fence running alongside public footpath 33/2 had been repaired by the landowner.

549 Finance Matters
It was **RESOLVED**

i) 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 (clirio ardal y Waun) - £360
Earth Anchors (Mainc) - £542.40
Cyngor Sir Ceredigion (biniau halen) - £1,414.56
D Benjamin (torri llwybrau) - £2,712

ii) nodi derbyn y trydydd taliad y Praesept yn y swm o £10,000

iii) nodi derbyn 'barn diamod' gan Archwilio Cymru ynghylch Cyfrifon Blynyddol 2024-25.

550 Materion Cynllunio
Trafodwyd y materion canlynol

a) A230865 Whitehall Garage, Stryd Fawr, Llanon. *Proposed showroom and MOT/Workshop building to replace existing workshop.*
Amlinellodd y Clerc y ffordd y penderfynwyd y cais cynllunio gan yr Awdurdod Cynllunio Lleol. Nodwyd fod y Pwyllgor Rheoli Datblygu wedi cadarnhau argymhelliad y Panel Arolwg Safle i gymeradwyo'r cais yn amodol ar sawl amod caeth, er ei fod wedi cael ei argymell ar gyfer ei wrthod gan y Swyddog Achos Cynllunio.
Nododd yr Aelodau pryderon trigolion yn byw mewn cartrefi lleol a chytunwyd bod y Cyngor hwn yn siarso'r Cyngor Sir i fonitro'r datblygiad yn fanwl ac i gymryd camau gorfodaeth os and oes unrhyw un o'r amodau yn cael eu cwrdd gan y datblygwr.

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,**

Samsaws (clearing Waun area) - £360
Earth Anchors (bench) - £542.40
Ceredigion County Council (salt bins) - £1,414.56
D Benjamin (Footpath strimming) - £2,712

ii) to note receipt of the 3rd Precept payment in the sum of £10,000

iii) to note receipt of an 'unqualified opinion' by Audit Wales in respect of the 2024-25 Annual Accounts.

550 Planning Matters
The following matters were discussed

a) A230865 Whitehall Garage, Stryd Fawr, Llanon. *Proposed showroom and MOT/Workshop building to replace existing workshop.*
The Clerk outlined the way in which the planning application had been determined by the Local Planning Authority. It was noted that the Development Management Committee had upheld the recommendation of the Site Inspection Panel to approve the application subject to a number of stringent conditions, despite it being recommended for refusal by the Planning Case Officer.
Members noted the concerns of the residents of neighbouring homes and it was agreed that this Council impress upon the County Council the need to monitor the development closely and to take enforcement action if any of the conditions are not met by the developer.

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.

Llanon.
Nodwyd y gwybodaeth a dderbyniwyd gan y Swyddpg Gorfodaeth Cynllunio.

To note the information received from the Planning Enforcement Officer.

c) **INV250111 Unauthorised erection of stables without the benefit of planning permission at Ty Lan, Nebo.**
Yn disgwyl ateb gan y Swyddog Gorfodaeth Cynllunio.

c) **INV250111 Unauthorised erection of stables without the benefit of planning permission at Ty Lan, Nebo.**
Awaiting the response of the Planning Enforcement Officer.

d) **INV250070 Central Hotel, Llanon.**
Nodwyd y gwybodaeth a dderbyniwyd gan y Swyddpg Gorfodaeth Cynllunio ac i roi gwybod iddynt fod yna fflat newydd yn cael ei ddatblygu ar y llawr isaf.

d) **INV250070 Central Hotel, Llanon.**
To note the information provided by the Planning Enforcement Officer and to inform them that a new flat was being developed on the ground floor.

551 Y Lle Chwarae
Nodwyd bod y cyfarpar newydd yn cael ei osod yn ystod yr wythnos hon.

551 Playground
It was noted that the new equipment was being installed during this week.

552 Datblygiad y Cyrtiau Tenis
NODWYD nad oedd cyfreithwyr y Cyngor, Evans & Davies, wedi clywed nôl oddi wrth y Cyngor Sir hyd yn hyn ac roeddent yn dal i bwyso am ateb.

552 Tennis Courts Development
It was **NOTED** that the Council's Solicitors, Evans & Davies, had not heard from the County Council to date and that they were continuing to press for a reply.

553 Ray Ceredigion
Rhoddwyd ystyriaeth i ebost a dderbyniwud oddi wrth Ray Ceredigion yn cyfeirio at dri mater ynghylch gwella'r ffordd o gael mynediad at y cae chwarae, parcio a llif y traffig yn Llanon a chytunwyd i ateb fel a amlinellwyd yn y cyfarfod.

553 Ray Ceredigion
Consideration was given to an email from Ray Ceredigion referring to three matters concerning improving access to the playing field, parking and traffic flow in Llanon and it was agreed to respond as outlined at the meeting,

554 Cais am groesfan i gerddwyr yn Llanon
Nodwyd for yr Asiantaeth Briffyrdd yn adolygu'r data a gasglwyd yn yr ymarferiad casglu gwybodaeth.

554 Request for pedestrian crossing at Llanon
It was noted that the Trunk Road Agency was reviewing the data collected in the information gathering exercise.

556 Llunio Lle yn Llanon – Prosiect Creu Lleoedd Ceredigion
Nodwyd fod cyfarfod ymgynghorol cyhoeddus yn cael ei gynnal ar 19eg Tachwedd a bod y Cyngor yn cynorthwyo gyda'r cyhoeddusrwydd ar gyfer y digwyddiad.

556 Shaping Place in Llanon - Ceredigion Placemaking Project
It was noted that a public consultation meeting was being held on 19th November and that the Council was assisting with the advertising of the event.

557 Adroddiad y Cynghorydd Sir Keith Henson

Adroddodd y Cynghorydd Henson fel a ganlyn:

- nodwyd fod yr adroddiad yn dilyn yr adolygiad o Ardal Gadwraeth Llanon yn destun ymgynghoriad gyda'r Gymdeithas Hanes cyn cael ei anfon at y Cyngor hwn
- nodwyd llwyddiant digwyddiad y Fan yn y Neuadd Bentref ac roedd cynlluniau mewn llaw i'w gynnal eto yn ystod y gwyliau hanner tymor nesaf.

557 Report of County Councillor Keith Henson

Councillor Henson reported as follows:

- it was noted that the report on the review of the Llanon Conservation Area was the subject of consultation with the Historical Society before being forwarded to this Council
- the success of the Fan event at the village Hall was noted and that arrangements were in hand to hold it again during the next half term holiday.

558 Unrhyw Fater Arall

Cytunodd y Cynghorydd Phillps gasglu'r arwydd Stry y Caplel ar gyfer ei osod maes o law.

Cytunwyd cynnal y digwyddiad goleuo'r goeden Nadolig ar y 25ain Tachwedd a'r trefniadau ar gyfer cyflenwi'r goeden, y mins peis a phaned o de.

Cytunwyd cymryd camau i adfer y 'Monty Sid' yn y gwanwyn.

Daeth y cyfarfod i ben am 9:15pm

558 Any Other Business

Councillor Phillips agreed to collect the Stryd y Capel sign for its putting in place shortly.

It was agreed to hold the Christmas tree lighting event on 25th November and the arrangements for providing the tree, the mince pies and the cup of tea.

It was agreed to take action to renovate 'monty Sid' in the spring.

The meeting concluded at 9:15pm