

51 **Ymddiheuriadau**

52 **Datgelu Buddiannau Personol/Buddiannau sy'n Rhagfarnu**

57.01 Datgelodd y Cyngh Gill Hearne buddiant personol ac un sy'n rhagfarnu yn Cais Cynllunio A250746

57.01 Datgelodd y Cyngh Matthew Vaux buddiant personol ac un sy'n rhagfarnu yn Cais Cynllunio A250746

Gan bod y Cynghorydd Vaux wedi datgan buddiant personol ag un sy'n rhagfarnu yn Cais Cynllunio A250746, ac yn ôl disgrisiwn y Cadeirydd Meleri Richards, cytunwyd i drafod y cais cynllunio ar ddechrau'r cyfarfod.

Gadawodd y Cynghorydd Vaux a'r Cynghorydd Hearne y cyfarfod am 7.40pm.

Croesawodd y Cynghorydd Richards aelodau o'r cyhoedd i'r cyfarfod a gofynnodd i'r aelodau gadarnhau pwy oedd am annerch y Cyngor.

Anerchwyd y Cyngor i ddechrau gan Mr Davies, ac yna Mr Gawthorpe.

Ceisiadau Cynllunio

57.01 A250746-Ocean Heights caravan Park, Maenygroes, New Quay. SA45 9RL

Yn dilyn trafodaethau ac adolygu'r cynlluniau, cytunwyd yn unfrydol i wrthwynebu'r datblygiad am y rhesymau canlynol;

Nodwyd bod yr estyniad yn un sylweddol a fyddai'n dyblu arwynebedd y safle.

Roedd y cynllun arfaethedig yn dod yn agos iawn at annedd gyffiniol ac yn debygol o effeithio ar ansawdd bywyd y trigolion yno.

Nid oedd unrhyw fanteision amlwg yn deillio i'r gymuned leol o'r cais hwn ac ni gyflwynwyd tystiolaeth o unrhyw fanteision cymunedol at sylw'r Cyngor.

At hynny, roedd y cyngor yn siomedig nad oedd y datblygwr wedi cymryd y cyfle i ddod i esbonio ei gais a chyflwyno ei achos gerbron y cyngor, fel cynrychiolwyr y gymuned leol.

Byddai'r datblygiad yn sicr o roi pwysau

51 **Apologies**

52 **Disclosures of Personal / Prejudicial Interests**

57.01 Cllr Gill Hearne declared a personal and prejudicial interest on this item relating to Planning Application A250746

57.02 Cllr Matthew Vaux declared a personal and prejudicial interest on this item relating to Planning Application A250746

Due to Cllr Vaux declaring an interest in planning application number A250746, at the discretion of the Chair Meleri Richards it was agreed to discuss the planning application at the start of the meeting.

Cllr Vaux and Cllr Hearne left the meeting at 7.40pm.

Cllr Richards welcome members of the public to the meeting and asked members to confirm who wished to address the Council.

The Council was addressed initially by Mr Davies, followed by Mr Gawthorpe.

Planning Applications

57.01 A250746 - Ocean Heights caravan Park, Maenygroes, New Quay. SA45 9RL

Following discussions and reviewing the plans it was unanimously agreed to object to the development for the following reasons;

It was noted that the extension was a significant one which would double the area of the site.

The proposed scheme was coming very close to a neighbouring dwelling and was likely to affect the quality of life of the residents there.

There were no obvious benefits to the local community from this application and no evidence of any community benefits was brought to the attention of the council.

Furthermore, the council was disappointed that the developer had not taken the opportunity to come and explain his application and present his case before the council, as representatives of the local community.

The development would certainly put additional

ychwanegol ar yr isadeiledd lleol – dwr, trydan, trafnidiaeth ac, yn enwedig, carthffosiaeth – sydd eisoes dan straen.

Mynegwyd pryderon ynghylch troi trwyddedau i garafanau teithiol yn drwyddedau i garafanau statig parhaol – nid newid tebyg-am-debyg mo hynny.

Mynegwyd nad oedd tystiolaeth wedi ei gyflwyno i'r ymgeisydd gyflawni amodau caniatâd blaenorol o ran tirlunio, gan gynnwys codi cloddiau pridd (bunding) a phlannu coed ar ffiniau'r parc (sylvian screening) er mwyn ceisio cuddio'r datblygiadau a pheidio anharddu ardal arfordirol brydferth.

Nodwyd hefyd y byddai symud trwyddedau o safle parc carafanau'r 'Village' yn Cross Inn (Cae'r Eithin gynt) yn andwyol i economi'r pentref ac yn tansellio hyfywedd economaidd y parc hwnnw.

Roedd symud trwyddedau o bentref â gwasanaethau i ardal wledig heb wasanaethau hefyd yn gonsyrn.

Roedd y cyngor yn cydnabod y farn gref a fynegwyd gan drigolion Maen-y-groes yn erbyn y cais hwn.

O ganlyniad, penderfynodd CC Llanllwchaearn i wrthwynebu'r cais.

Mynegwyd pryderon gan drigolion a oedd yn bresennol eu bod yn cael problemau wrth gyflwyno gwrthwynebiadau drwy'r Porth Cynllunio ar-lein. Cytunwyd y byddai'r Clerc yn adrodd am hyn drwy Clic.

Ailymunodd y Cyngorydd Heare a Vaux â'r cyfarfod am 8.20pm

pressure on the local infrastructure - water, electricity, transport and, especially, sewerage - which is already under stress.

Concerns were expressed about turning licenses for touring caravans into licenses for permanent static caravans - that is not a like-for-like change.

It was expressed that no evidence had been presented that the applicant had fulfilled the conditions of the previous permission in terms of landscaping, including building earth banks (bunding) and planting trees on the borders of the park (sylvian screening) in order to try to hide the developments and not deface a beautiful coastal area.

It was also noted that removing licenses from the 'Village' caravan park site in Cross Inn (formerly Cae'r Eithin) would be detrimental to the village's economy and undermine the economic viability of that park.

Moving licenses from a village with services to a rural area without services was also a concern.

The council recognised the strong opinion expressed by the residents of Maen-y-groes against this application.

As a result, Llanllwchaearn CC objected to this development.

Concerns were raised by residents in attendance that they were having issues submitting objections via the Planning Portal online. It was agreed that the Clerk report this via Clic.

Cllr Heare and Vaux re-joined the meeting at 8.20pm

53 Cadarnhau cofnodion y cyfarfod blynyddol a'r cyfarfod a gynhaliwyd ar y 28ain o Hydref

Cadarnhawyd bod cofnodion y cyfarfodydd a chynhaliwyd ar y 28ain o Hydref yn gofnod cywir.

53 To confirm the minutes of the annual meeting and the meeting held on 28th of October

The minutes of the meetings held on 28th of October were confirmed as a true record.

54 Materion yn codi

Cau'r Ffordd Dŵr Cymru

Gwybodaeth wedi diweddarau wedi cael ei rhannu, Clerc wedi rhannu gwybodaeth ar tudalen facebook y Cyngor. Arwyddion mewn lle ar y ffordd. Eglurodd y Cyngor Vaux bod bws wedi cael ei trefnu gwasanaeth gwennol. Ategodd y Cyngor Richards bod amserlen wedi cael ei rhannu ar wefan Traws Cymru, clerch i rhannu a printio copïau i rhoi yn y hysbysfyrddau.

54 Matters arising

Road Closure – Welsh Water work

Updated information has been shared, Clerk has shared information on the Council's facebook page. Signs in place on the road. Cllr Vaux explained that a bus had been arranged as a 'shuttle.' Cllr Richards added that a timetable had been shared on the Traws Cymru website, clerk to share and print copies to put on the notice boards.

36.01 Amserlen Bws T1

Mae copiau papur o'r amserlen wedi cyrraedd trwy'r post. Clerk a'r Cynghorwyr i trefnu dosbarthu.

47.03 Parc Bro Hafan

Mae cyfreithiwr wedi cael ei gyfarwyddo i gwblhau'r gwaith gyda Chofrestrfa Tir, mewn gohebiaeth ddiweddar gofynnwyd i'r Cyngor rhoi pris ar y tir (lle mae'r parc) ac yr argymhelliad oedd gofyn i asiant tai lleol. Cytunwyd y byddai'r Cynghorydd Vaux yn cysylltu â Morgan a Davies i gael pris am ei gwasanaeth ac yna rhoi adborth i'r Cyngor.

Cytunwyd i gysylltu â chontractwyr lleol am bris i gynnal a chadw'r lawnt yn Cross Inn (ger y parc). Y Cynghorydd Vaux i weithredu hyn.

36.01 T1 Bus Timetable

Paper copies of the timetable have arrived by post. Clerk and the Councillors to organise distribution.

47.03 Bro Hafan Play Area

A solicitor has been instructed to complete the work with HM Land Registry, in recent correspondence the Council was asked to value the land that they lease (where the park is) and recommendation was to ask a local estate agent. It was agreed that Cllr Vaux will contact Morgan & Davies to get a price for valuation initially and feedback to Council.

It was agreed to contact local contractors for a price to maintain the green in Cross Inn (near to the park) Cllr Vaux to action this.

55	Adroddiad Cynghorydd Sir
	Treth y Cyngor ar gyfer 26/27, y rhagolygon cyfredol yw cynnydd o 6.95%. Mae'r Cyngor newydd lansio ymgynghoriad yn gofyn am farn y cyhoedd;
	Cyllideb 2026-27 Cyngor Sir Ceredigion - Cyngor Sir Ceredigion
	Ymgynghoriad ar Bolisi Dronau Drafft Cyngor Sir Ceredigion
	Ymgynghoriad ar Bolisi Dronau Drafft - Cyngor Sir Ceredigion

55	County Councillor's Report
	Council Tax for 26/27, current forecast is currently increase by 6.95%. The Council has just launched a consultation seeking the public's views;
	Ceredigion County Council budget 2026-27 - Ceredigion County Council
	Consultation on Draft Ceredigion County Council Drones Policy
	Consultation on Draft Ceredigion County - Ceredigion County Council

56	Cyllid
	Balans Agoriadol - £13,966.28
	56.01 Cyflog Clerc Tachwedd- £228.93 56.02 HMRC Tachwedd- £57.00 Wedi talu yn barod 56.04 Cyflog Clerc Rhagfyr -£228.93 56.05 HMRC Rhagfyr - £57
	Balans wrth cau - £13,680.35

56	Finance
	Opening Balance - £13,966.28
	56.01 Clerk Salary November - £228.93 56.02 HMRC November - £57.00 Already paid 56.03 Clerk Salary December - £228.93 56.04 HMRC December - £57.00
	Closing balance - £13,680.35

57	Ceisiadau Cynllunio
	57.02 A250789 - Halas, 1 Penrhiwgaed Lane, Cross Inn SA44 6NS
	Dim sylwadau na gwrthwynebiad.

57	Planning Applications
	57.02 A250789 - Halas, 1 Penrhiwgaed Lane, Cross Inn SA44 6NS
	No comments or objections.

58	Ceisiadau am gymorth ariannol Gofynnodd y Cynghorydd Ioan i'r clerwr geisio cael eglurhad erbyn cyfarfod mis Ionawr a all y Cyngor Cymuned roi arian i'r neuaddau pentref lleol trwy ddefnyddio'r elfen Adran 133 yn hytrach na'r S137.	58	Request for financial assistance Cllr Ioan asked the clerk to seek clarification by January's meeting whether the Community Council can financially support local Hall's through using the Section 133 element rather than the S137.
59	Gohebiaeth Seilwaith Codi Tâl Cerbydau Trydan ar y Stryd – Cyngor Ceredigion Wnaeth y Cyngor Cymuned cwrdd â Swyddog o Gyngor Sir Ceredigion a swyddogion o Connected Kerb yn gynharach heno. Wnaeth Connected kerb amlinellu fanteision y system gwefru cerbydau trydan i'r Cynghorwyr. Eglurwyd bod y cynllun hwn yn cael ei ariannu drwy Lywodraeth Cymru. Y cynnig yw gosod dau bwynt gwefru cerbydau trydan ar y stryd yn Cross Inn, ger yr hen ysgol yn y gilfan. Mynegodd y Cynghorwyr eu pryderon ynghylch y posibilrwydd o golli parcio i drigolion sy'n defnyddio'r gilfan i barcio. Eglurodd y swyddogion y gallant barhau i barcio yno pan fydd y pwyntiau wedi'u gosod gan nad oes unrhyw Orchymynion Rheoleiddio Traffic yn y lleoliad hwn ar hyn o bryd. Hoffai swyddog Cyngor Sir Ceredigion cael gwybod cyn gynted â phosibl beth yw barn y Cyngor ar hyn. Cytunwyd i anfon y canlynol; Mae'r Cynghorwyr yn cefnogi'r cynllun mewn egwyddor ond a fyddai'n bosibl ymestyn y cilfach barcio fel na cholli unrhyw leodd parcio (dim ond cilfach barcio sydd yn Cross Inn). Fel rhan o'r dull graddol fel y crybwyllwyd yn y cyfarfod, a fydddech chi'n ystyried cynnwys un pwynt i ddechrau. Byddai'r Cyngor hefyd yn eich annog i gysylltu â busnesau lleol i ofyn am eu barn ar y cynllun hwn. 59.02 Praesept – ystyried y gyllideb ar gyfer 2026/27 i osod praesept Yn dilyn trafodaethau, cytunwyd i gynyddu'r praesept 3% ar gyfer blwyddyn ariannol 2026/27 sy'n cyfateb i £12,213.95. 59.03 Cynllun Gwasanaethau Clinigol: ystyriaeth gydwythbodol o adborth – sesiwn Cynghorau Tref a Chymuned - Dydd Mawrth 2 Rhagfyr, 6pm-8pm.	59	Correspondence On-Street EV Charging Infrastructure – Ceredigion Council The Community Council met with a Officer from Ceredigion County Council and officers from Connected Kerb earlier this evening. Connected kerb highlighted the benefits of the EV charging system to Councillors, It was explained that this scheme is funded through Welsh Government. The proposal is to put two EV on street charging point in Cross Inn, near to the old school in the layby. Councillors expressed their concerns about the possible loss of parking for residents who use the layby to park. It was explained that they can continue to park there when the points are installed as there are currently no TRO's in place for this location. CCC officer would like to know as soon as possible the Council's thoughts on this. It was agreed to send the following; The Councillors in principle are supportive of the plan but would it be possible to extend the layby so that no parking spaces are lost (there is only one layby in Cross Inn). As part of the phased approach as mentioned in the meeting would you consider putting one point in to start with and review this. The Council would also encourage you to contact local businesses to seek their opinion on this plan. 59.02 Precept – to consider the budget for 2026/27 to set the precept Following discussions it was agreed to increase the precept by 3% for the financial year 2026/27 which equates to £12,213.95 59.03 Clinical Services Plan: conscientious consideration of feedback - Town and Community Council Session - Tuesday 2 December, 6-8pm

Nodwyd

Noted

60	Materion i adrodd 60.01 Clerc i adrodd draen wedi codi ar y prif ffordd ar bwys Fferm Cefngwyddill.	60	Matters to report 60.01 Clerk to report via Clic a raised drain on the main road by Cefngwyddill Farm.
61	Materion i'w adrodd ar agenda cyfarfod nesaf	61	Matters to discuss on next month's agenda
62	Trefnaiadau Cyfarfod nesaf Cynhelir y cyfarfod nesaf Dydd Mawrth y 27ain o Ionawr am 7.30pm trwy Zoom.	62	Arrangements for next meeting The next meeting will be held on Tuesday the 27TH of January, 2026 via Zoom at 7.30pm.

