



# Cyngor Tref Aberteifi :-: Cardigan Town Council

**Cofnodion Is-bwyllgor Cynllunio a Rhoddion nos Fawrth 17 Mai 2022 am 6.00yh  
yn rhithiol ac yn Ystafell Cyfarfod, Tŷ Cadwgan, Castell Aberteifi  
mewn lein a canllawiau Deddf Llywodraeth Leol ac Etholiadau (Cymru) 2021**

Minutes of the Planning and Grants Sub-committee Tuesday 17 May 2022 at 6.00pm  
virtually and at the Meeting Room, Tŷ Cadwgan, Cardigan Castle  
in line with guidelines of the Local Government and Elections (Wales) Act 2021

**Presennol/**Present—**Y Cynghorwyr/Councillors** Trystan Phillips (**yn y gadair** / in the chair), John Adams-Lewis, Catrin Miles, Clive Davies, Nick Bolton, Teresa Harries, Olwen Davies, Siân Maehrlein, David Maehrlein, Philippa Noble **a/** and Eleri Maskell (**Clerc/Clerk**).

## **1. Croeso'r Cadeirydd a Materion Personol.**

**Croesawodd y Cadeirydd bawb a oedd yn bresennol i'r cyfarfod ac eglurodd i'r aelodau newydd fod cyfarfodydd o'r is-bwyllgorau yn cael eu trefnu pan fo angen i drafod materion sy'n ychwanegol neu'n rhy hir i'r prif gyfarfod misol.**

**The Chair's Welcome and Personal Matters.**

The Chair welcomed all present to the meeting and explained to the new members that sub-committee meetings are arranged when necessary to discuss matters which are additional or too long for the main monthly meeting.

## **2. I dderbyn ymddiheuriadau am absenoldeb**

**Derbyn ymddiheuriadau am absenoldeb a cytuno a'r rhesymau a roddwyd.**

**Y Cyng Elaine Evans (Ymrwymiad personol)**

**To receive apologies for absence**

To receive, and consider for approval, apologies for absence and reasons given.

Cllr Elaine Evans (Personal commitment)

## **3. I dderbyn datganiadau o ddiddordeb**

**Atgoffir aelodau i ddatgan unrhyw fuddiant ar unrhyw eitem ar yr Agenda hon ar yr adeg hon neu ar unrhyw adeg yn ystod y cyfarfod yn unol â Chod Ymddygiad Cyngor Tref Aberteifi.**

**To receive declarations of interest**

Members are reminded to declare any interest on any item on this Agenda at this point or at any point during the meeting in accordance with Cardigan Town Council's Code of Conduct.

<b>Y Cyng / Cllr Nick Bolton</b>	<b>Cynllunio/Planning: A220036 / A220126 / A220267</b>
<b>Y Cyng / Cllr Clive Davies</b>	<b>Cynllunio/Planning: A220224</b>

#### 4. Eitemau i'w cymryd mewn sesiwn breifat

I benderfynu pa eitemau, os o gwbl, o'r Agenda y dylid eu cymryd gyda'r cyhoedd wedi'u gwahraidd.

**Eitem 7 - Gwerthusiad blynyddol y Clerc (Is-Bwyllgor Personel)**

Items to be taken in private session

To determine which items, if any, of the Agenda should be taken with the public excluded.

Item 7 - Annual Appraisal of the Clerk (Personnel Sub-Committee)

#### 5. Cynllunio

**Ystyried ceisiadau cynllunio a derbynnir a dadansoddi sylwadau priodol.**

Planning

To consider planning applications received and resolve to submit appropriate comments.

<i>Rhif y Cais / App. No.</i>	<i>Cyfeiriad / Address</i>	<i>Y Bwriad / Proposal</i>	<i>Sylwadau / Comments</i>
A220036	M Phillips, Spring Gardens, Aberteifi, SA43 3AX.	<i>Codi annedd / Erect a dwelling.</i>	<i>Gweler isod / See below.</i>
A220067	J Austin, 26 Williams Street, Aberteifi, SA43 1EL.	<i>Newid defnydd arfaethedig o siop trin gwallt (A1) i ddefnydd preswyl (C3) ac amnewid y ffenestr grom bresennol i ffenestr sash bren / Proposed change of use from hairdressers (A1) to residential (C3) and replacement of existing bay window to a timber sash window.</i>	<i>Mae'r cyngor yn cefnogi'r cais hwn / The council supports this application.</i>
A220068	C Turner, <i>Gardd doethnatur goedwig gymunedol / Naturewise Community Forst Garden, Parc Teifi, Aberteifi, SA43 1EW.</i>	<i>Lloches dân arfaethedig, llwybrau graean a gwaith cysylltiedig, llyn presennol (ôl-weithredol) / Proposed fire shelter, gravel paths and associated works, existing pond (retrospective).</i>	<i>Gweler isod / See below.</i>
A220126	Western Power Distribution, Swallow Boats, Gwber5t, Aberteifi, SA43 1PN.	<i>Llinell trydan / Electricity line.</i>	<i>Nid oes gan y cyngor unrhyw wrthwynebiad i'r cais hwn / The council have no objection to this application.</i>
A220052	G Roberts Barcud, 91B Maesglas, Aberteifi, SA43 1BQ.	<i>Newid defnydd y llawr gwaelod o eiddo gwag (llyfrgell deganau gynt) i fflat 1 ystafell wely a chodi estyniad unllawr cefn yn ei le / Change of use of ground floor from empty premises (former toy library) to 1 bedroom flat and erection of a replacement single-storey rear extension.</i>	<i>Nid oes gan y cyngor unrhyw wrthwynebiad i'r cais hwn, nodwyd y pryder am gynydd posibl mewn llygredd sŵn / The council have no objection to this application, the concern for a possible increase in noise pollution was noted.</i>

A220127	P Hoare, 4 Y Stryd Fawr, Aberteifi SA43 1NW/ 4 High Street, Cardigan, SA43 1NW	<i>Newid defnydd o banc (A2) i oriel gelf (D1) / Change of use from a bank (A2) to art gallery (D1).</i>	<i>Nid oes gan y cyngor unrhyw wrthwynebiad i'r cais hwn, ond nodwyd bod pryder ynghylch nifer y rhwystrau anawdurdodedig a osodir y tu allan i'r adeilad / The council have no objection to this application, but noted there was concern over the amount of unauthorised obstacles placed outside the building.</i>
A220210	Colin Davies, Teifi Kitchens Ltd, Site at MD Recycling, Crugmor Farm, Cardigan, SA43 1QY.	<i>Amrywio amod 2 caniatâd cynllunio A190301cynlluniau a gymeradwywyd / Variation of condition 2 of planning permission A190301 approved plans.</i>	<i>Mae'r cyngor yn cefnogi'r cais hwn / The council supports this application.</i>
A220259	Dylan Evans CSC, Ysgol Uwchradd Aberteifi, Park Place, Gwbert Road, Aberteifi, SA43 1AD.	<i>Codi canopi dors gwrth caeedig / Erection of canopy over enclosed courtyard.</i>	<i>Mae'r cyngor yn cefnogi'r cais hwn / The council supports this application.</i>
A220224	Jonathan Thomas, Castell Aberteifi, Green Street, Aberteifi, SA43 1JA.	<i>Toiledau newydd arfaethedig ac ail-leoli'r bar presennol. Hefyd amnewid y gwydr yn y ffenestr bresennol gyda gwydr barugog a'r holl waith cysylltiedig / Proposed new toilets and reposition of existing bar. Also, to replace glass panes in existing timber sash window with frosted glass and all associated works.</i>	<i>Mae'r cyngor yn cefnogi'r cais hwn / The council supports this application.</i>
A220267	M Morgan, 21 Greenland Meadows, Aberteifi, SA43 1AJ	<i>Newidiadau arfaethedig ac estyniad i annedd / Proposed alterations and extension to dwelling.</i>	<i>Nid oes gan y cyngor unrhyw wrthwynebiad i'r cais hwn / The council have no objection to this application.</i>
A220273	G & P Thomas, Hafan Hedd, Aberteifi, SA43 1PJ.	<i>Estyniad arfaethedig i ochr y tŷ presennol, fernada arfaethedig y tu ôl i'r eiddo a gwaith cysylltiedig / Proposed extension to the side of existing dwelling, proposed verandah to the rear of the property and associated works.</i>	<i>Nid oes gan y cyngor unrhyw wrthwynebiad i'r cais hwn / The council have no objection to this application.</i>

### Cais cynllunio / Planning Application A220036:

**Nid yw'r cyngor yn cefnogi'r cais hwn oherwydd pryderon sydd yn cynnwys:**

- bydd yr adeilad newydd arfaethedig yn effeithio ar yr hawl i olau naturiol ar gyfer y tai cyfagos
- bydd dŵr wyneb wast yn cynyddu'r posibilrwydd o lifogydd
- nid yw'r tô fflat bwriedig yn gweddu gyda'r tai cyfagos
- cytuno gyda'r pryder gan CNC fod gwybodaeth annigonol wedi ei darparu gyda'r cais ac na ellir diystyru effaith arwyddocaol ar Ardal Cadwraeth Arbenning Afon Teifi

- cytuno gyda'r pryder gan y gwasanaethau Priffyrdd am y mynediad cyfyngedig, dreif, parcio a threfniadau garej ar gyfer y datblygiad arfaethedig

Council does not support this application due to concerns which include:

- the proposed new build will affect the right for natural light for the neighboring dwellings
- runoff surface water will increase the flooding potential
- the proposed flat roof is not in keeping with the neighboring dwellings
- agree with the concern from the NRW that inadequate information has been provided with the application and that significant effect on Afon Teifi Special Area of Conservation cannot be ruled out
- agree with the concern from the Highways services over the restricted access, driveway, parking and garage arrangements for the proposed development

**Cais cynllunio / Planning Application A220068:**

**Mae'r cyngor yn cefnogi'r cais hwn ar yr amodau fod:**

- fod angen darparu dull o waredu dŵr wyneb
- fod angen cyflwyno manylion pellach am faint y llyn, safle'r gorlif a lle mae'r gorlif yn arllwys
- mae angen gymeradwyaeth SuDS
- nad yw'r safle ar unrhyw amod yn cael ei ddefnyddio fel maes gweryslla neu leoliad parti a dylid gosod cyfyngiadau amser ar weithgareddau i atal unrhyw aflonyddwch i anifeiliaid fferm cyfagos

**Mae'r cyngor yn dymuno nodi nad yw'n cymeradwyo unrhyw geisiadau ôl-weithredol.**

Council supports this application on the condition that:

- the method for surface water disposal needs to be provided
- further details of the size of the lake, site of the overflow and where the overflow discharged need to be submitted
- SuDS approval required
- the site is on no condition used as a camping ground or party venue and time restrictions on activities should be imposed to prevent any disturbance to neighboring farm animals

Council wishes to note it does not approve of any retrospective planning applications.

**6. Ceisiadau am gymorth ariannol / Applications for financial aid:**

<b><i>Enw'r Sefydliad/Clwb/Elusen</i></b> <b>Name of Organisation/Club/Charity</b>	<b><i>Derbyniwyd Cyfrifon</i></b> <b>Accounts received</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>
Canolfan Plant Jig-So Children's Centre	Do/Yes	£0	£0	£500	£1000
Friends of Cardigan Skatepark	Do/Yes	£0	£0	£0	£1000
Clwb Rygbi Aberteifi	Do/Yes	£0	£400	£0	£433
Poppit Sands Surf Life Saving Club	Do/Yes	£0	£450	£0	£495

Ambiwlans Awyr Cymru / Welsh Air Ambulance	Do/Yes	£500	£0	£500	£500
3 <sup>rd</sup> Cardigan Sea Scouts	Do/Yes	£500	£0	£0	£1500
Theatr Mwldan	Do/Yes	£2500	£2500	£2500	£2500
Theatr Byd Bychan / Small World Theatre	Do/Yes	£1000	£2000	£2000	£2500
Sadwrn Barlys/Barley Saturday	Do/Yes	£750	£0	£0	£1000
CFFI Ceredigion YFC	Naddo/No	£0	£0	£0	£0
Eisteddfod Llangollen 2022	Do/Yes	£0	£0	£0	£0
Tŷ Hafan	Naddo/No	£0	£0	£0	£0
Tenovus Gofal Canser	Naddo/No	£0	£0	£0	£0
Eisteddfod Genedlaethol yr Urdd 2022	Naddo/No	£0	£0	£0	£0

**Section 137**—This power is to be used for the benefit of some or all of the inhabitants and cannot be used when there is another specific power available. Using s137 to authorise payment when another power could have been used is a common issue. When making payment always revise the list of powers that are available to community and town councils especially if the payment is out of the ordinary.

**Section 19** (Local Government [Miscellaneous Provision] Act 1976—can be used to provide recreational facilities, e.g. buildings for clubs or societies having athletic, social or recreational objects, donations to sports clubs, play area.

**Section 142** (Local Government Act 1972)—can be used to provide information and advice, e.g. Citizens' Advice Bureau, family centres, parish newsletters, websites.

**Section 144** (Local Government Act 1972)—can be used to encourage visitors and provide conference and other facilities, e.g. village signs, Christmas trees and lights, conference facilities, twinning costs, Britain in Bloom.

**Section 145** (Local Government Act 1972)—can be used for the provision of entertainment, e.g. festivals, carnivals, shows, parties, fireworks, bands.

## 7. Gwerthusiad blynyddol y Clerc / Annual Appraisal of the Clerk.

**Presennol/**Present – Aelodau'r Is-Bwyllgor personol / Members of the Personnel Sub-committee: **Y Cyng/Cllrs** Trystan Phillips (**yn y gadair** / in the chair), John Adams-Lewis, Clive Davies, **a/** and Eleri Maskell (**Clerc/Clerk**).

**Croesawyd yr aelodau i'r cyfarfod gan y Maer ac aethpwyd ati i drafod arfarniad ffurfiol o rôl y Clerc a thrafodaeth ynghylch cyflog y Clerc. Ymgynghorwyd â dogfennau a oedd ym ymwneud â Chyflogau Cenedlaethol a Chyflwr Gwasanaeth Clercod Cyngor Lleol, Gwerthusiad Swydd y Clerc a'r Contract Cyflogaeth.**

**Roedd yr Is-bwyllgor yn dymuno cydnabod llwyth gwaith cynyddol i Glercod yn gyffredinol a llongyfarchodd y Clerc ar ennill cymhwyster CiLCA yn llwyddiannus ers y gwerthusaid diwethaf. Meysydd ar gyfer mwy o ffocws a datblygiad yn ystod y flwyddyn nesaf yw ceisiadau grant, rhaglen hyfforddi a chynllun gweithredu ar gyfer y cyngor.**

**Awgrymwyd bod y Contract Cyflogaeth y Clerc ar y cyfan yn gywir gyda'r newidiadau canlynol:**

**Y cyflog i'r clercc symud i LC2 (24-28) (amrediad meincnod sylweddol) ar Pwynt Colofn Llinyn 24 (cynnydd o 3 pwynt colofn llinyn).**

**Cytunodd y cyngorwyr a'r Clerc bod y perthynas rhyngddynt yn gytun a chadarnhaol, mae'r Clerc yn teimlo ei fod yn cael ei chefnogi'n llawn yn y rôl bob amser.**

Members were welcomed to the meeting by the Mayor who proceeded with the formal appraisal of the Clerk's role and a discussion regarding the Clerk's salary. Documents pertaining to the National Salaries and Condition of Service of Local Council Clerks, Clerk's Job Evaluation and Contract of Employment were consulted. The sub-committee wish to acknowledge an increased workload for Clerks in general and congratulated the Clerk on the successful attainment of the CiLCA qualification since the last appraisal. Areas for greater focus and development during the next year are grant applications, a training programme and an action plan for the council. It was recommended that the Contract of Employment be recorded as correct with the following amendments:  
The salary for the Clerk to move to LC2 (18-23)(substantive benchmark range) on Spinal Column Point 24 (an increase of 3 spinal points).  
Councillors and the Clerk agreed that the relationship between them was harmonious and positive, the Clerk feels fully supported in the role at all times.

***Gan nad oedd materion pellach i'w trafod, daeth y cyfarfod i ben am 7.30yh.***  
*There being no further business to discuss, the meeting closed at 7.30pm.*

Arwyddwyd/Signed ..... (Cadeirydd/Chairperson) Dyddiad/Date .....