

Cyngor Tref Llangollen Town Council

Cofnodion Cyfarfod y Cyngor a gynhaliwyd ar 20 Awst 2024.

Minutes of the Council Meeting held on 20 August 2024.

Yn bresennol: Y Cynghorwyr Felton, Haddy, Keddie Susanthan and Morris.

Present: Councillors Felton, Hyde, Haddy, Morris and Richards-Gwilliam

Mynychu:

G. Thomas (Clerc y Dref).
1 aelod o'r cyhoedd.

In attendance:

Carole Roberts (Acting Town Clerk).
1 member of the public

Croesawiad a chyhoeddiadau Faer y Dref.

Roedd y Maer y Dref wedi cael croeso cynnes fel gwestai yn Rali Vespa a gynhaliwyd yn ddiweddar yn y Pafiliwn. Cyhoeddodd y Maer farwolaeth y cyn-Gynghorydd a Maer Tref Suzanne Williams a manylion ei hangladd. Cynigiwyd a phenderfynwyd cofnodi gwerthfawrogiad y Cyngor am ei hymdrechion a'i gwaith caled.

Town Mayors welcome and announcements.

The Town Mayor had been warmly welcomed as a guest at the Vespa Rally recently held at the Pavilion. The Town Mayor announced the death of former Councillor and Town Mayor Suzanne Williams and details of her funeral. It was proposed and resolved to record the Council's appreciation for her efforts and hard work.

C/30/25 Datganiadau gan y cyhoedd.

Nid oedd unrhyw faterion i'w trafod dan yr eitem hon ar yr agenda.

Statements from the public.

There were no matters considered under this agenda item.

C/31/25. Ymddiheuriadau am Absenoldeb.

Cynigiwyd a phenderfynwyd derbyn ymddiheuriadau gan y Cynghorwyr Susanthan oedd ag ymrwymiad personol.

Apologies for Absence.

It was proposed and resolved to accept apologies from Councillors Susanthan who had a personal commitment.

C/32/25 Datganiad o Fuddiant.

Dim.

Declaration of Interest.

None.

C/33/25. Cofnodion.

Cynigiwyd a phenderfynwyd awdurdodi'r Cadeirydd i arwyddo cofnodion y cyfarfod a gynhaliwyd ar 18 Mehefin 2024 fel cofnod cywir.

Minutes.

It was proposed and resolved that the Chair be authorised to sign the minutes of the Town Council Meeting held on 18 June 2024, as a correct record.
All agreed.

C/34/25. Adroddiadau Clerc y Dref. Ymgynghoriad Cyhoeddus Asesiad Anghenion Toiledau Cyhoeddus Sir Ddinbych.

Town Clerk's Reports. Public Consultation Denbighshire's Public Toilet Needs Assessment.

Ystyriodd yr Aelodau ymateb i ymgynghoriad Cyngor Sir Ddinbych ar Asesiad Anghenion Toiledau Cyhoeddus ac roeddent yn ymwybodol o ganlyniadau'r ddadl yn y Cyfarfod Cymunedol a gynhaliwyd ar 6 Awst 2024 gyda mwyafrif clir iawn o deimlad cyhoeddus yn ddymuniad iddynt weld darpariaeth Toiledau Cyhoeddus yn Llangollen yn aros fel y mae.

Cynigiwyd a phenderfynwyd anfon sylwadau ymlaen at Gyngor Sir Ddinbych fel ymateb ymgynghoriad y Cyngorau Tref cyn 15 Medi 2024.

C/35/25. Ceisiadau Cynllunio.

I ystyried ceisiadau cynllunio a gyfeiriwyd at y Cyngor a gwneud unrhyw benderfyniadau angenrheidiol arno.

03/2024/1124

Fron, Abbey Road.

Gosod system wresogi o dan y llawr a gwaith cysylltiedig (Caniatâd Adeilad Rhestredig)

Cynigiwyd a phenderfynwyd na ddylid codi unrhyw wrthwynebiad i'r ceisiadau hwn.

03/2024/1127

Tir i'r De-orllewin o, Bryn Oerog
Lleoli 15 caban gwyliau, uned toiled/cawod a gwaith cysylltiedig.

Cynigiwyd a phenderfynwyd nad oedd y cais yn dderbyniol am y rhesymau canlynol:

Mae'r cais yn dweud bod y tir yn wag. Nid yw hyn yn wir. Cadarnhawyd ei fod yn dir amaethyddol. Nododd y Cyngor Tref ym mis Medi 2022 fod apêl wedi ei chyflwyno yn erbyn hysbysiad gorfodi a roddwyd gan y perchennog tir blaenorol i Gyngor Sir Ddinbych. Daeth yr Arolygydd a benodwyd gan Weinidogion

Members consider a response to Denbighshire County Council Consultation on a Public Toilet Needs Assessment and were mindful of the outcomes of the debate at the Community Meeting held on 6 August 2024 with a clear majority of public sentiment being their wish to see the Public Toilet provision in Llangollen remain as it is.

It was proposed and resolved that observations should be forwarded to Denbighshire County Council as the Town Councils consultation response before 15 September 2024.

Planning Applications.

To consider planning applications referred to the Council and make any necessary decision thereon.

03/2024/1124

Fron, Abbey Road.

Installation of under floor heating system and associated works (Listed Building Consent)

It was proposed and resolved that no objections be raised in respect of this applications.

03/2024/1127

Land South-West of, Bryn Oerog,
Siting of 15 no. holiday cabins, toilet/shower unit and associated works.

It was proposed and resolved that the application was not acceptable for the following reasons:

The application states the land is vacant. This is not the case. It has been confirmed as agricultural land. The Town Council in September 2022 noted there had been an appeal lodged against an enforcement notice issued Denbighshire County Council by the previous landowner. The Inspector

Cymru ar 31 Mawrth 2023 i'r casgliad i'r apêl gael ei diswyddo ac i gynnal yr hysbysiad gorfodi ENF/2022/00024 a gyhoeddwyd ar 24 Mawrth 2022 sy'n ei gwneud yn ofynnol rhoi'r gorau i ddefnydd preswyl y tir hwn a symud y carafanau o'r tir.

Nid yw'r datblygiad arfaethedig yn bodloni'r holl feini prawf ym Mholisi PSE 12 – chalet, carafanau a gwersylla statig a theithiol. Yn benodol, mae gan y Cyngor Tref bryderon y bydd yn ymwithiol yn y dirwedd a byddai'n weladwy o'r A539 ac o hawliau tramwy cyhoeddus a safbwyntiau o fewn y tirlun cenedlaethol ehangach. Mae safle'r cais yn gorwedd o fewn

Ardal o harddwch naturiol eithriadol ac mae o fewn Safle Treftadaeth y Byd, nid yw'r datblygiad arfaethedig o ansawdd uchel a byddai'n cael effaith andwyol ar y briffordd.

Mae gwybodaeth annigonol wedi'i darparu o fewn y cais mewn perthynas â draenio dŵr budr a draenio dŵr daear. Mae'r lluniadau cynllun llawr a gyflwynwyd yn dangos darpariaeth cegin, ensuite a twb poeth ar gyfer pob uned. Nid oes dŵr i'r safle. Mae ffynnon a nant naturiol sy'n rhedeg ar draws y tir. Mae'r Cyngor Tref yn tynnu sylw at ei bryderon bod safle'r cais o fewn Ardal Cadwraeth Arbennig Afon Dyfrdwy a Llyn Tegid ac mae'r cynnig yn dangos defnyddio dewis arall yn lle draenio prif gyflenwad.

Rhaid peidio â halogi na tharfu ar y ffynnon naturiol a'r nant a chysiau dŵr eraill i lawr yr afon oherwydd draenio budr a llygredd dŵr daear; Mae gan y Cyngor Tref ddyletswydd o dan Adran 6 Deddf yr Amgylchedd (Cymru) 2016 i gynnal a chadw Gwella bioamrywiaeth a hyrwyddo gwydnwch ecosystemau. Mae nodyn Cyngor Technegol 5 (Cadwraeth Natur a Chynllunio) hefyd yn nodi ei bod yn hanfodol sefydlu presenoldeb neu fel

appointed by the Welsh Ministers on 31 March 2023 concluded that the appeal be dismissed and to uphold the enforcement notice ENF/2022/00024 issued on 24 March 2022 requiring cessation of the residential use of this land and to remove the caravans from the land. The proposed development does not meet all the criteria in Policy PSE 12 – chalet, static and touring caravan and camping sites. In particular the Town Council have concerns it will be obtrusive in the landscape and would be visible from the A539 and from public rights of way and viewpoints within the wider national landscape. The application site lies within an area of outstanding natural beauty and is within a World Heritage Site, the proposed development is not of high quality and would have an adverse effect on the highway.

Inadequate information has been provided within the application in respect of foul water drainage and groundwater drainage. The submitted floor plan drawings indicate the provision of a kitchen, ensuite and hot tub for each unit. There is no mains water to the site. There is a natural spring and stream that runs across the land. The Town Council highlights its concerns that the application site is within the river Dee and Bala Lake Special Area of Conservation and the proposal indicates using an alternative to mains drainage. There must be no contamination or disturbance to the natural spring and stream and other water courses downstream due to foul drainage and groundwater pollution; The Town Council has a duty under S6 of the Environment (Wales) Act 2016 to maintain and enhance biodiversity and promote ecosystem resilience. Technical Advice note 5 (Nature Conservation and Planning) also states it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the

arall rhywogaethau a warchodir, a'r graddau y gallai'r datblygiad arfaethedig effeithio arnynt cyn rhoi caniatâd cynllunio.

Mae gan y Cyngor Tref bryderon difrifol nad oes arolygon ecolegol wedi'u cyflwyno i gefnogi'r cais felly nid yw'n bosibl dangos yr effeithiau ar rywogaethau a warchodir na dangos y bydd y cynnig yn cynnal ac yn gwella bioamrywiaeth.

Mae'r ymgeisydd yn dywed bydd eu cynnig yn cefnogi Twristiaeth a'r economi wledig leol yn unol â Llywodraeth Cymru TAN 13 (Twristiaeth) a Pholisi'r CDLI PSE5 (Economi Wledig) Mae'r ddau bolisi hyn yn cydnabod y gall defnyddiau twristiaeth fod yn ymwithiol yn y dirwedd a'r

Dylid pwysu a mesur buddion yn erbyn statws arbennig yr AHNE ac a yw'r cynnig yn briodol o ran maint a natur i'w leoliad. Mae cynllun y safle yn dangos dosbarthiad trefol iawn o'r unedau ar lwyfannau uchel gan arwain at ymddangosiad nad yw'n cyd-fynd â'i ardal leol ac na ellid ei ymgorffori'n hawdd yn yr amgylchedd naturiol.

Byddai'n weladwy iawn ac yn amlwg yn y dirwedd. Nid oes unrhyw achos busnes wedi cael y cais i ddangos tystiolaeth o'r manteision a fyddai'n helpu i gynnal cyflogaeth leol a'r economi wledig leol.

03/2024/0134

Ailymgynghori.

Bryn Howel Cottage, Trevor.

Codi estyniad deulawr i'r ochr ac estyniad unllawr yng nghefn yr annedd, addasiadau a gwaith cysylltiedig.

Cynigiwyd a phenderfynwyd yn amodol ar yr arsylwadau a nodir isod na ddylid codi unrhyw wrthwynebiadau mewn perthynas â'r cais hwn.

Mae'r Cyngor Tref yn ymwybodol o'i ddyletswydd o dan Adran 6 Deddf yr Amgylchedd (Cymru) 2016 i gynnal a gwella

proposed development is established before planning permission is granted.

The Town Council has grave concerns that no ecological surveys have been submitted to support the application

so, it is not possible to demonstrate the impacts on protected species nor demonstrate the proposal will maintain and enhance biodiversity.

The applicant states that their proposal will support Tourism and the local rural economy as per Welsh Government TAN 13 (Tourism) and the LDP Policy PSE5 (Rural Economy) Both of these policies acknowledge tourism uses can be intrusive in the landscape and the benefits should be weighed against the AONB special status and whether the proposal is appropriate in scale and nature to its location. The site layout plan shows a very urban distribution of the units on raised platforms resulting in an appearance which is out of keeping with its locality and could not be easily incorporated into the natural environment. It would be highly visible and conspicuous in the landscape. No business case has been provided with the application to evidence the benefits that would help to sustain local employment and the local rural economy.

03/2024/0134

Reconsultation.

Bryn Howel Cottage, Trevor.

Erection of a two-storey extension to side and a single-storey extension to rear of dwelling, alterations and associated works.

It was proposed and resolved that that subject to the observations set out below that no objections be raised in relation to this application.

The Town Council is mindful of its duty under S6 of the Environment (Wales) Act 2016 to maintain and enhance biodiversity

bioamrywiaeth a hyrwyddo gwydnwch ecosystemau. Mae nodyn Cyngor Technegol 5 (Cadwraeth Natur a Chynllunio) hefyd yn nodi ei bod yn hanfodol sefydlu presenoldeb neu fel arall rhywogaethau a warchodir, a'r graddau y gallai'r datblygiad arfaethedig effeithio arnynt cyn rhoi caniatâd cynllunio. Felly, mae'r Cyngor Tref yn argymhell, os rhoddir caniatâd, y dylid gwneud unrhyw waith adeiladu i'r tir hwn gyda chytundeb Swyddog Ecoleg Cyngor Sir Ddinbych ac o dan gyfarwyddyd Swyddog Ecoleg Cyngor Sir Ddinbych i leihau'r effaith ar fioamrywiaeth ac atal goleuadau gormodol a sicrhau bod blychau adar a ystlumod yn cael eu darparu ac ailblannu fel y bo'n briodol. Dyfarnwyd bod y cais hwn yn dderbyniol Penderfynwyd

Gan nad oedd unrhyw eitemau pellach, daeth y cyfarfod i ben am 7.27yh.

and promote ecosystem resilience. Technical Advice note 5 (Nature Conservation and Planning) also states it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development is established before planning permission is granted. The Town Council therefore recommends that if permission is granted, any building works to this land should be carried out with the agreement of and under the direction of Denbighshire Council's Ecology Officer to minimize impact on biodiversity and prevent excessive lighting and ensure provision of bird and bat boxes and replanting as appropriate. It was adjudged that this application is acceptable It was resolved

There being no further items the meeting closed at 7.27pm.