



# Cyngor Tref Aberteifi :-: Cardigan Town Council

## Cofnodion Is-bwyllgor Cynllunio ar y wê nos Fawrth, 16 Tachwedd 2021 am 6.00yh.

Minutes of the Planning Sub-committee  
held on zoom on Tuesday, 16 November 2021 at 6.00pm.

**Presennol / Present:** **Y Cyng / Cllrs:** Debra Griffiths (**yn y gadair / in the chair**), Steffan Morgan, Elaine Evans, Graham Evans, Catrin Miles, Trystan Phillips, Clive Davies, Siân Maehrlein, Yvonne O'Neill, Richard Jones, Morvenna Richards, Shan Williams, Eleri Maskell (**Clerc / Clerk**).

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

**Estynodd y Maer croeso i bawb i'r cyfarfod.**

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

The Mayor welcomed all to the meeting.

**2. I dderbyn ymddiheuriadau am absenoldeb**

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

**Ni dderbyniwyd ymddiheuriadau.**

**To receive apologies for absence**

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

No apologies received.

**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.

Y Cyng / Cllr John Adams-Lewis Trwy e-bost/Via e-mail	Materion Cynllunio / Planning Matters
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#### 4. 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>
A210931	Dave Little, TJ Morris Ltd, Tir wrth Ffordd y Baddonny, Aberteifi. Land at Bath House Road, Cardigan.	<i>Codi uned adwerthu (Dosbarth A1) ynghyd â chreu man arddangos allanol, trefniadau mynediad a gwasanaethau, parcio ceir, tirlunio a gwaith cysylltiedig / Erection of a retail unit (Class A1) along with the creation of external display area, access and servicing arrangements, car parking, landscaping and associated works.</i>	<i>Gweler isod sylwadau i'r cais cynllunio hwn. Sylwch mai barn mwyafrif y cyngorwyr yw'r ymatebion, roedd lleiafrif yn cefnogi'r cais / See below the comments for this planning application. Please note that the responses are the opinion of the majority of councillors, a minority supported the application.</i>
A210972	P & J Jones and Davies, Willow Cottage, 2 Heol Helyg, Aberteifi.	<i>Codi estyniad lolfa haul unllawr i ochr yr annedd bresennol / Erection of single storey sun lounge extension to side of existing dwelling.</i>	<i>Nid oes gan gyngorwyr unrhyw wrthwynebiad i'r cais hwn / Councillors have no objections to this application.</i>
A210993	I Davies, 1 Brynteifi, New Mill Road, Aberteifi, SA43 1QT	<i>Estyniad arfaethedig / Proposed Extension.</i>	<i>Nid oes gan gyngorwyr unrhyw wrthwynebiad i'r cais hwn os rhoddir sylw i'r cyngor ynghylch y dŵr wyneb i'w ddal a'i waredu er mwyn peidio â llifo o'r/i'r eiddo cyfagos / Councillors have no objections to this application if the advice regarding the surface water to be trapped and disposed of so as not to flow from/to the adjoining property is heeded.</i>

#### **Sylwadau Cais A210931:**

##### **Comments for Application A210931:**

Councillors object to this planning application due to:

**Policy DM22 (“General Environmental Protection and Enhancement”) states that a proposed development will be permitted provided that – It protects and enhances where possible air, soil and the water environment and safeguards water resources both on and off site. It does not have a significant adverse effect on noise and light levels, both on and off site.**

- There is insufficient detail regarding disposal of surface water and foul waste. The area is historically prone to problems with the river Mwldan running adjacent to the proposed development, specific plans are needed regarding all waste water. Welsh Water/NRW need to approve a drainage plan that ensures the river Mwldan never exceeds capacity endangering lower Mwldan properties.
- There will be an increase in road traffic and pollution due to the goods being transported from two distribution centers based in Liverpool and Amesbury, Wiltshire. These vehicles

will be travelling throughout the day, late into the evening on already unsuitable heavily congested roads.

- The site to be developed is in close proximity to two housing estates.

Policy LU18 states that a new retail building will be permitted provided that consideration has been given to the likely impact of the development on existing retail provision within Cardigan. It would not cause a material oversupply of convenience, comparison or bulky goods in Cardigan.

- Councillors feel that the retail development would have a negative impact on several local businesses and would definitely cause an oversupply and duplication of goods to our area.

Councillors also asked the question how much of their predicted retail turnover of £11.4 million would be reinvested in Cardigan and how much would return to the business base in England. Councillors are proud of our town centre and the independent businesses that thrive there, we wish to support and protect the community from large super stores invading our area and in turn destroying our town centre.

To note:

There are mistakes in the Design & Access statement which need to be corrected:

**Figure 1 - Wider Context**

The proposed site is located at land at ~~Bath House Road~~ **Rhodfa'r Felin** to the North of Cardigan; accessed off ~~Maes y Dderwen~~ **Rhodfa'r Felin** which creates the east boundary to the site. To the north is Cardigan ~~Health~~ **Integrated Care** Centre. To the eastern boundary is the fire station and to the south is residential properties. To the west boundary is agricultural field.

The site access from ~~Maes y Dderwen Estate~~ **Rhodfa'r Felin** is to be retained within the new proposal.

Maes y Dderwen is in fact an estate of individual houses situated beyond the ICC (Cardigan Integrated Care Centre) further North. There is no site access from this estate and the proposed site.

**5. Trafod a phenderfynu dyddiad i droi'r goleuadau Nadolig ymlaen.**

**Penderfyniwyd troi'r addurniadau Nadolig ymlaen 4.30yh dydd Sadwrn 4 Rhagfyr. Bydd pwyllgor y carnifal yn trefnu Sled Santa a'r Clerc i wahodd côr YUA i gan carolau. CARIAD PA i ddarparu'r system sain. Bydd y diwrnod yn cael ei hyrwyddo fel Dydd Sadwrn Busnesau Bach a bydd parcio am ddim am y diwrnod.**

Discuss and decide a date to turn on the Christmas lights.

It was resolved to turn on the Christmas decorations 4.30pm Saturday 4 December. The carnival committee will arrange Santa's Sled and the Clerk to invite YUA choir to sing carols. Cariad PA provide the sound system. The day will be promoted as Small Business Saturday and parking will be free for the day.

**Daeth y cyfarfod i ben am 7.00yh.**

The meeting finished at 7.00pm.