



Cyngor Tref Aberteifi :-: Cardigan Town Council

Cofnodion yr is-bwyllgorau a gynhaliwyd yn Ystafell Gynhadledd 36 Pendre,
nos Fawrth, 18 Gorffennaf 2017 am 6.00yh.

Minutes of the sub-committees held at the 36 Pendre Conference Room
on Tuesday, 18 July 2017 at 6.00pm.

Presennol/Present—Y Cyngorwyr/Councillors Richard Jones (*yn y gadair/in the chair*),
John Adams-Lewis, Clive Davies, Elaine Evans, Graham Evans, Marilyn Farmer, Debra Griffiths,
Siân Maehrlein, Catrin Miles, Yvonne O’Neil.

Ymddiheuriadau/Apologies—Y Cyng./Cllrs Steffan Morgan, Trystan Phillips, Shan Williams

Cyflwyniad / Presentation:

Mr Steve Jones, Prif Weithredwr / Chief Executive Tai Ceredigion Cyf.
Man Chwarae Maesglas Play Area.

Croesawodd y Maer, y Cyng. Richard Jones, Mr Jones i’r cyfarfod a gwahoddodd ef i roi ei gyflwyniad yn dilyn hanes y cefndir am yr anghytundeb ynglŷn â’r maes chwarae gan y Cyng. John Adams-Lewis.

Mae safle man chwarae Maesglas wedi ei leoli rhwng Ffordd Aberystwyth a stad Maesglas (71-81). Sefydlwyd y man fel maes chwarae i blant wedi codi’r tai cyntaf ar y safle yn y 60au. Mae RAY Ceredigion wedi nodi ei fod yn un o feysydd chwarae mwyaf diogel i blant yn y sir. Defnyddir y safle i blant chwarae pêl-droed, chwaraeon yn gyffredinol, carnifal a digwyddiadau codi arian gyda chymaint â 70 o blant yn mwynhau’r cyfleusterau. Roedd amryw o wahanol gyfarpar ar y safle i blant chwarae arnynt; yn anffodus, wedi i gwmni Tai Ceredigion Cyf. gymryd cyfrifoldeb oddi wrth Gyngor Sir Ceredigion, cafwyd problemau pan symudwyd y cyfarpar a’r ffens, oedd yn amgylchynu’r safle, oddi ar y maes. Gwrthodwyd tri chais gan Gyngor Sir Ceredigion i ddatblygu’r safle gan gwmni Tai Ceredigion Cyf. a hefyd gwrthodwyd yr apeliadau gan Arolygydd Llywodraeth Cymru. Yn ogystal, gwrthwynebwyd y datblygiad gan Gyngor Tref Aberteifi.

Cynigiwyd y canlynol gan y cwmni: “Bod y partition yn cyfaddawdu bod byngalo i’r anabl yn cael ei godi ar safle’r garejis a bod gweddill y maes yn cael ei gynnig am rent rhad o £1 y flwyddyn i’w ddatblygu fel man chwarae i blant ac i’r gymuned.” Ailgyflwynwyd y cynnig hwn i gyngor y dref mewn llythyr i’r cyngor ar 14 Tachwedd 2016.

Mynychodd dirprwyaeth o Grŵp Cefnogwyr Maesglas gyfarfod y cyngor ar 21 Chwefror 2017 gan wyntyllu eu gobeithion i’r man chwarae. Cytunwyd i fyngalo i’r anabl gael ei godi gyda’r amodau canlynol: (a) bod y cae yn cael ei osod ar brydles hir-dymor am rent rhad o £1 y flwyddyn; (b) bod y cwmni yn dychwelyd y cyfarpar chwarae; (c) bod y cwmni yn trafod y gorlifiad sydd yn digwydd o dro i dro ar waelod y cae; (d) bod hawl tramwy i berchnogion tai Ffordd Aberystwyth yn cael ei anrhydeddu; (e) bod y cyngor yn cael cipolwg ar y dogfennau cynllunio i’r byngalo. Gorffennodd y Cyng. Adams-Lewis ei sylwadau drwy bwysleisio bod dyfodol y man chwarae yn cael ei sicrhau a bod rhaid i gwmni Tai Ceredigion Cyf. ddangos ewylllys da gan gydweithio gyda chyngor y dref yn hytrach nac yn ei erbyn.

Ymatebodd Mr Steve Jones i sylwadau’r Cyng. Adams-Lewis. Dywedodd bod y cyfarpar chwarae wedi ei symud o’r safle oherwydd eu hoedran a’u cyflwr gwael. Gosodwyd bolardiau ar y safle i atal ceir rhag parcio yno. Mae’r cwmni yn barod i drafod prydles hir-dymor gyda’r cyngor ond nid felly gyda unrhyw grŵp anghyfansoddiadol. Ni thrafodwyd y materion gorlifo gyda’r cyngor sir cyn i’r cyfrifoldeb newid dwylo. Mae’r gost o dorri’r borfa yn cwmpo ar y nifer fechan o denantiaid sydd â’u tai o amgylch y maes, felly mae’r gost yn anheg iddynt. Cynigir yr hawl dramwy i denantiaid Ffordd Aberystwyth. Er mwyn adeiladu byngalo i’r anabl, byddai’n rhaid dymchwel y garejis sydd yno ar hyn o bryd, a chreu manau parcio i ddau gerbyd; mae’r garejis mewn cyflwr gwael, ond mae garejis eraill o fewn tafliad carreg i’r tai.

Cytunodd Mr Jones ystyried cais y cyngor ac addawodd anfon penderfyniad y bwrdd rheoli ymlaen ynglŷn â'r pwyntiau canlynol: i gynnig prydles rhesymol neu i gynnig y safle i gyngor y dref gan ganiatáu hawl tramwy i berchnogion tai Ffordd Aberystwyth.

Nid oes gan gyngor y dref unrhyw wrthwynebiad i godi byngalo i'r anabl ar y safle, a chytunwyd mai cyfrifoldeb Cyngor Sir Ceredigion oedd y trafferthion gorlifo ar y safle.

The Mayor, Cllr Richard Jones, welcomed Mr Jones to the meeting and invited him to give his presentation following Cllr John Adams-Lewis' presentation of the history of the dispute surrounding the play area.

The Maesglas play area is located between Aberystwyth Road and the council houses 71-81 Maesglas. It has been a designated play area since houses were built in the 60's. RAY Ceredigion has stated that it was one of the safest play areas in Ceredigion. Over the years it has been used regularly for football, carnivals, sports and fund-raising events with often up to 70 children using the facilities.

As well as a large green play area, younger children could safely play in a fenced-off area that included various pieces of play equipment with rubberised matting. Unfortunately, following the transfer of responsibility from the county council to the housing association Tai Ceredigion Cyf., problems were incurred when the equipment and fences were removed.

Three planning applications to build on the site were all refused by Ceredigion County Council and the appeals by the company were not upheld by the Inspectors of the Welsh Government. Cardigan Town Council strongly objected to the applications due to the loss/reduction of the play area.

An application to register the play area as a Village Green was, unfortunately, rejected on a technicality – whether the land was used 'by right' or 'as of right'

The following was one proposal offered by Tai Ceredigion: "The offer of a community compromise solution, which would involve the building of the wheelchair accessible bungalow on the garage site with the remainder of the whole field site being offered to the town council on an annual peppercorn rent of £1 to develop and maintain as an open space/play area for the community." This offer was re-iterated in Mr Jones' letter to the town council, dated 14 November 2016.

The Maesglas Support Group has raised and spent thousands of pounds in legal fees in defending the retention of the play area and was consulted on the proposal.

Members of a delegation from the Maesglas Support Group attended the town council sub-committees on 21/2/17, highlighting their ambition for the play area. The delegation had also agreed, at a previous meeting of the Group, to the development of one wheelchair-accessible disabled bungalow on the site of the garages with certain mandatory criteria including: (a) legally binding, long lease of the land at a peppercorn rent; (b) the return of play equipment; (c) addressing the flooding issues at the bottom end of the field; (d) public rights of way must be retained for pedestrian access to the rear of all dwellings as at present; (e) sight of the proposed plans of the disabled bungalow be available.

It is very important that this play area must be safeguarded for the future and if Tai Ceredigion Cyf. wish to retain their credibility in Cardigan they must be prepared to show some goodwill and work with the town council and not to the contrary

Mr Steve Jones responded to Cllr Adams-Lewis diction. He stated that the play equipment removed was in a poor condition and was reaching its sell-by date which dictated the decision for removal. Bollards were inserted to prevent the unlawful parking of vehicles. A long-term lease of the majority of the area was offered to the town council but would not be negotiated with an unconstitutional body. The flooding issues had not been disclosed by the county council during the takeover period. The cost of cutting the grass would have to be borne by the few local tenants paying their service charge to the company. The rear right of way to pedestrians only would be offered to the residents of Aberystwyth Road. In order to erect a disabled bungalow on the site and allowing for two car parking bays, the dilapidated garages would need to be demolished without any plans for replacement, as other garages were available in the vicinity for rent.

Mr Jones agreed to consider the council's request and would forward the board's decision regarding the main points of the project: to offer a peppercorn rent or donating the area to the town council, allowing a right of way to persons using the rear lane of the Aberystwyth Road properties. The town council has no objection to the erection of the disabled bungalow or the demolition of the garages. It was agreed that the county council has responsibility for the on-site flooding issues.

Yn datgan diddordeb / Declaration of interest: Y Cynghorwyr / Cllrs Marilyn Farmer, Catrin Miles.

Cynllunio / Planning

(Mae gan yr is-bwyllgorau bwerau dirprwyol i ddanfon sylwadau ar ran y cyngor at Gyngor Sir Ceredigion.

Sub-committees have delegated powers to forward council observations to Ceredigion County Council.)

Rhif y Cais / Application No.	Cyfeiriad / Address	Y Bwriad / Proposal	Sylwadau / Observations
A170607	Land North of Aberystwyth Road	<i>Gosod monopole 15m, 3 antena, dysgl trosglwyddo a chysylltiedig, cypyrddau a gwaith atodol.</i> Installation of a 15m monopole, 3 antenna, 1 transmission dish and associated ground-based cabinets and ancillary works.	<i>Nid oes gan y cyngor unrhyw wrthwynebiad er y deëllir bod cwynion wedi cyrraedd o du'r cyhoedd.</i> The council has no objection, although it has been noted that objections have been aired by members of the public.

Yn datgan diddordeb / Declaration of interest: Y Cyng. / Cllr John Adams-Lewis

Unrhyw Fater Arall / Any Other Business

- (a) **Rhwydwaith Mannau Chwarae: Cynllun Rheoli Cynaliadwy yn cynnig cymorth ariannol ar gyfer rheoli tir a gweithgareddau cydweithredu.**
Play Area Network. The Sustainable Management Scheme will provide financial support for land management and collaboration activities.
Nodwyd. Noted.
- (b) **Awgrym gan y Cyng. Elaine Evans: Datblygu Aberteifi yn dref gyfeillgar i ddiodefwyr autism.**
Suggestion by Cllr Elaine Evans to develop Cardigan as an autism-friendly town.
Awgrymwyd bod y Cyng. Elaine Evans yn hel gwybodaeth am gynllun cyffelyb sydd yn bodoli yn Aberdaugleddau ac i adrodd yn ôl i'r cyngor.
It was recommended that Cllr Elaine Evans obtains a copy of the Milford Haven model and reports back to council.
- (c) **Pwll Nofio Aberteifi: Gwahoddiad i'r cyngor ymweld â'r cyfleusterau sydd yno.**
Cardigan Town Council: Invitation to the council to inspect the facilities at the pool.
Awgrymwyd bod y Cyng. Catrin Miles yn trefnu ymweliad â'r safle.
It was recommended that Cllr Catrin Miles organises a site visit.
- (d) **Problemau Parcio ym Maes-yr-haf.** Parking problems at Maes-yr-haf.
Awgrymwyd bod y Cyng. Elaine Evans yn cysylltu gyda'r adran briffyrdd a hefyd cwmni Richards Bros.
It was recommended that Cllr Elaine Evans reports the issue to the highways department and also discusses the problem with personnel at Richards Bros.
- (e) **Llinellau'r Cyrtau Tennis / Tennis courts white lines.**
Mae'r cyngor yn dal i aros i'r cwmni beintio'r llinellau gwyn ar y cyrtau tenis; yn anffodus, mae yna ddileu o chwe wythnos eto, sydd yn hollol annerbyniol. Mae'r clerc wedi anfon ebost yn achwyn am hyn.
The council is still waiting for Courtstall to paint the white lines on the tennis courts; unfortunately, there is a six-week delay. The clerk has emailed the company voicing the dissatisfaction of the council.
- (f) **Ymwybyddiaeth Cyfeillion Dementia / Dementia Friends Awareness Session.**
Awgrym i gynnal cyflwyniad ar 19 Medi (Is-bwyllgorau).
Suggestion to give a presentation on 19 September (Sub-committees).
Awgrymwyd bod y Maer yn cysylltu â Mr Martin Radley, Cadeirydd Masnachwyr Aberteifi, i wahodd aelodau'r grŵp i gyfarfod ar 19 Medi.
It was recommended that the Mayor contacts Mr Martin Radley, chairman of Cardigan Traders, inviting the group to attend the meeting on 19 September.
- (g) **Cais oddi wrth Ganolfan Iechyd Ashleigh i'r cyngor sir ystyried parcio am ddim i gleifion bydd yn mynychu sesiynau brechiadau fflw ystod mis Hydref.**
An application from Ashleigh Surgery to the county council to consider free parking for patients attending the flu vaccination clinics in October.
Awgrymwyd bod y cyngor yn cefnogi'r cais.
It was recommended that the council supports the application.

- (h) **Murlun Ystafell Radley: Cyfarfu'r Cyng. John Adams-Lewis a'r clerc yn anffurfiol gyda Mrs Beryl Smith, gweddw'r artist, Mr Phillip Smith, yn ei chartref ar 10 Gorffennaf i drafod hanes y murlun. Mynegodd Mrs Smith ei dymuniad bod y cyngor yn cymryd gofal o'r murlun gan ei fod wedi ei drosglwyddo i'r dref gan ei phriod yn y flwyddyn 1969. Mynegodd hefyd ei gwerthfawrogiad i'r cyngor am ei ddiddordeb i warchod y campwaith. Cyflwynodd hefyd gopi o lun hanesyddol y cyflwyniad.**

Ystafell Radley Mural: Cllr John Adams-Lewis and the clerc attended an informal meeting with Mrs Beryl Smith, the widow of Mr Phillip Smith, the artist of the mural, at her home on 10 July. Mrs Smith stated that she wished the council to take responsibility for the care and maintenance of the mural which was presented to the town of Cardigan by her husband in 1969. She declared her gratitude for the interest shown by the town council, and presented a copy of the historic presentation.

Awgrymwyd bod cynrychiolydd y cyngor yng nghyfarfodydd bwrdd Menter Aberteifi, y Cyng. Elaine Evans, yn gwyntyllu'r cynnig gyda'r swyddogion yno.

It was recommended that the council representative at the Menter Aberteifi board meetings, Cllr Elaine Evans, highlights the proposal with officers.

- (i) **Cae Chwarae Pentop: Mae'r borfa bellach wedi ei dorri, felly mae'r maes yn barod i gynnal gweithgareddau'r haf.**

Pentop Play Area: The long grass has been cut and the site is now ready to hold play sessions and community events during the summer holidays thereat.

- (j) **Croeso Teifi: Mae'r ymgyrch i gynorthwyo ymgyrtrefu teulu yn Aberteifi yn mynd yn ei flaen. Mae cynllun y llywodraeth, o'r enw Nawdd Cymunedol, yn caniatáu i'r grŵp ddod â dau neu dri theulu sy'n ffoi rhag rhyfel Syria i gartref diogel yn Aberteifi. Bydd pob teulu wedi'i awdurdodi gan y Swyddfa Gartref a bydd Croeso Teifi yn cwrdd â nhw yn y maes awyr ac yn helpu eu setlo a'u hintegreiddio. Yn lleol, mae cyfieithwyr, ysgolion, athrawon, cartrefi a ffrindiau yn barod ar eu cyfer. Mae cynllun y llywodraeth yn mynnu bod digon o arian gan Groeso Teifi i ddangos eu bod yn gallu gwneud y gwaith yn dda. Mae angen £9,000 i achub teulu. Yn ddiweddar, daeth Croeso Teifi yn SEC (Sefydliad Elusennol Corfforedig) a chyrraeddwyd swm o £11,000; felly, gobeithir cael cymeradwyaeth ffurfiol yr awdurdod lleol yng Ngheredigion a'r Swyddfa Gartref yn ystod y 2-3 mis nesaf, gan wedyn dechrau chwilio am y teulu neu deuluoedd iawn ar gyfer Aberteifi.**

Croeso Teifi: The scheme to help house families from Syria in Cardigan is continuing. The government project, Community Aid, allows the group of two or three families who are refugees from the Syrian war to safely settle in Cardigan. Each family will be authorised by the Home Office; Croeso Teifi will then meet the families at the airport and will assist them to settle and integrate. Locally, translators, schools, teachers, homes and friends are equipped for their arrival. The government scheme insists that sufficient funding is available with Croeso Teifi to ensure that the correct procedures can be followed. £9,000 is required to support a family. Recently Croeso Teifi has been established as a Corporate Charitable Institution and holds funds of £11,000, which signifies that it will be formally approved by the local authority in Ceredigion and the Home Office during the next 2-3 months; the task of settling families in Cardigan will then begin in earnest.

Er gwybodaeth / For information

Wythnos Carnifal Aberteifi: Wythnos gyntaf ym mis Awst (Carnifal: 5 Awst).

Cardigan Carnival Week: First week in August (Carnival: 5 August).

Sioe Amaethyddol Aberteifi, dydd Mercher, 2 Awst ar Gaeau Briscwm.

Cardigan Agricultural Show, Wednesday, 2 August on Briscwm Fields.

Gŵyl Afon a Bwyd Aberteifi: Dydd Sadwrn, 12 Awst. Y Maer i agor yr Ŵyl am 11.00yb.

Cardigan River & Food Festival: Saturday, 12 August. The Mayor to open the Festival at 11.00am.

Nos Fawrth, 5 Medi, 6.30yh—Cyfarfod y Cyngor. Cyflwyniad gan y Prif Arolygydd Steve Davies, Heddlu Dyfed-Powys.

Tuesday, 5 September, 6.30pm—Council Meeting. Presentation by Chief Inspector Steve Davies, Dyfed-Powys Police.

Nos Fawrth, 19 Medi, 6.00yh—Sesiwn Ymwybyddiaeth Cyfeillion Dementia yn Aberteifi gyda Masnachwyr Aberteifi.

Tuesday, 19 September, 6.00—Dementia Friends Awareness Session in Cardigan with Cardigan Traders.