

CYNGOR CYMUNED LLANDDAROG COMMUNITY COUNCIL

Cofnodion o Gyfarfod Anarferol Cyngor Cymuned Llanddarog a gynhaliwyd ar 17/06/2019 yn Neuadd Llanddarog am 7.30pm

Minutes of the Extraordinary Meeting of Llanddarog Community Council held on 17/06/2019 in Llanddarog Hall at 7.30pm

75/2019-20 Presennol / Present:

Cynghorwyr / Councillors: R Newell (Cadeirydd / Chairman), J Williams O.B.E, S Herridge, J Youens, H Jones, E Davies & R Owen.

Clerc / Clerk.

Mr Stuart Owen – Asiant Cynllunio / Planning agent.

Cyfieithydd / Translator.

Tua 40 aelod o'r cyhoedd / Approximately 40 members of the public

76/2019-20 Ymddiheuriadau / Apologies.

Cyng / Cllrs R Jones & M Rees.

Dylid nodi bod y Cynghorydd Sir A Davies wedi hysbysu'r Cyngor Cymuned nad oedd ar gael ar gyfer cyfarfodydd ar nosweithiau Llun, fodd bynnag ni ddarllenwyd hyn allan yn y cyfarfod (gwall clerigol). / *It should be noted that County Cllr A Davies had informed the Community Council that she was unavailable for meetings on Monday evenings, however this has not been read out at the meeting (clerical error).*

77/2019-20 Datganiadau o fuddiannau personol / Declarations of personal interest.

Dim / None.

78/2019-20 Atal rheolau sefydlog / Suspension of standing orders.

Ar ôl cynnig gan y Cynghorydd J Williams a eiliwyd gan y Cynghorydd H Jones fe benderfynwyd atal y rheolau sefydlog am weddill y cyfarfod. / *After a proposal by Cllr J Williams which was seconded by Cllr H Jones it was resolved to suspend standing orders for the duration of the meeting.*

79/2019-20 Derbyn Mr S.W.Owen sydd wedi cael cyfarwyddyd gan D.H.W.Davies Ltd. o 19/20 Heol Awst, Caerfyrddin, SA31 3AL, i gynnal ymgynghoriad cyn ymgeisio ynghylch datblygiad arfaethedig o 16 o dai (gan gynnwys 3 fforddiadwy), ar dir gyferbyn â Neuadd y Pentref, Llanddarog, Sir Caerfyrddin. /

Receiving of Mr S.W.Owen who has been instructed by D.H.W.Davies Ltd. of 19/20 Lammas Street, Carmarthen, SA31 3AL, to undertake pre-application consultation in respect of the proposed residential development of 16 Dwellings (including 3 affordable), on land opposite Llanddarog Village Hall, Llanddarog, Carmarthenshire.

Croesawyd pawb i'r cyfarfod gan y Cadeirydd. Diolchodd y Cadeirydd i Mr Owen am ddod i'r cyfarfod ac am ymestyn y dyddiad cau ar gyfer cyflwyno sylwadau. Yna, gwahoddwyd Mr Owen i roi trosolwg byr o'r ymgynghoriad cyn ymgeisio (PAC). Crynhodd Mr Owen hanes cynllunio'r safle (mae ganddo ganiatâd cynllunio amlinellol ac fe'i dyrennir ar gyfer tai yn y cynllun datblygu). Dywedwyd bod un newid yn cael ei gynnig i gynlluniau'r PAC sef fod y llwybrau sy'n arwain allan yn syth i'r ffordd B4309 o'r tai ar flaen y safle yn cael eu dileu a chroesawyd hyn. Rhoddodd Mr Owen sicrwydd

pendant i bawb a oedd yn bresennol y bydd y 3 tŷ fforddiadwy yn cael eu darparu ar y safle a chroesawyd hyn. Penderfynwyd diolch i Mr Owen am ei gyflwyniad ac i nodi crynodeb ohono ar y cofnodion. / *The Chairman welcomed all to the meeting. He thanked Mr Owen for attending the meeting and for extending the deadline for submission of comments. Mr Owen was then invited to provide a brief overview of the Pre-Application Consultation (PAC). Mr Owen summarised the planning history of the site (it has outline planning permission and is allocated for housing in the development plan). It was stated that one amendment is proposed to the PAC plans in that the paths leading straight out from the houses fronting the site to the B4309 road are to be removed and this was welcomed. Mr Owen categorically assured everyone in attendance that the 3 affordable homes will be delivered on site and this was welcomed. It was resolved to thank Mr Owen for his presentation and to note a summary thereof onto the minutes.*

80/2019-20 Cyhoedd yn gofyn cwestiynau i Mr Owen / Questions to Mr Owen from the public.

Mewn perthynas â dŵr wynebol, dywedodd Mr Owen y byddai'n rhaid i'r datblygiad fodloni'r Cyngor Sir a chyrrff ymgynghori statudol eraill. Y bwriad yw y bydd y safle yn cael ei fabwysiadu gan y Cyngor Sir. Pwysleisiodd y cynghorwyr bwysigrwydd sicrhau bod y datblygiad yn cael ei gyflawni'n brydlon ar ol iddo ddechrau ac i safon fabwysiadwy. O ran nifer y tai, roedd Mr Owen yn hyderus na fyddai unrhyw wriad o 16 uned. O ran y diffiniad o 'lleol' ar gyfer y cartrefi fforddiadwy, dywedodd Mr Owen y byddai gofynion/polisiau'r Cyngor Sir yn llywio'r materion hyn. Mewn perthynas â chyfraniadau cymunedol, dywedodd Mr Owen ei fod yn dal i aros am adborth gan y Cyngor Sir. Penderfynwyd diolch i'r cyhoedd ac i Mr Owen a nodi crynodeb o'r drafodaeth ar y cofnodion. / *Mr Owen advised that in relation to surface water, the development would have to satisfy the County Council and other statutory consultees. It is intended that the site will be adopted by the County Council. Councillors stressed the importance of the development being delivered in a timely way once commenced and to an adoptable standard. In terms of numbers of houses, Mr Owen was confident that there would be no deviation from 16 units. In terms of the definition of 'local' for the affordable homes, Mr Owen advised that the County Council's requirements / policies would guide these matters. In relation to community contributions, Mr Owen stated that he is still awaiting feedback from the County Council. It was resolved to thank the public and Mr Owen and to note a summary of the discussion onto the minutes.*

81/2019-20 Aelodau'r Cyngor Cymuned yn gofyn cwestiynau i Mr Owen / Questions to Mr Owen from the Community Councillors

Heriwyd Mr Owen gan y cynghorwyr ar y cynnig i ddileu amod 13 o'r caniatâd amlinellol (seilwaith trafndiaeth gyhoeddus) ac fe wnaeth gydnabod bod gwallau ffeithiol yn y datganiad trafndiaeth. Dywedodd y cynghorwyr na ddylid dileu amod 13 a'u bod yn teimlo ei bod yn bwysig bod darpariaeth yn cael ei gwneud ar gyfer cyfleuster sy'n bodloni'r amod yn ddigonol (e.e. cysgodfa bws). Mae angen i'r datblygiad fod yn gynaliadwy a bod yn unol â blaenoriaethau deddfwriaethol – gan gynnwys y Ddeddf Llesiant Cenedlaethau'r Dyfodol. Nid oedd unrhyw dystiolaeth y byddai cadw at yr amod hwn yn gwneud y datblygiad yn anhyfyw. Ceisiodd y Cynghorwyr cael sicrwydd ynghylch darparu tai fforddiadwy ar y safle pe bai cleient Mr Owen yn gwerthu'r safle a chytunodd Mr Owen i edrych i mewn i hyn o ran safbwynt

cyfreithiol. Roedd Mr Owen yn hapus i edrych i mewn i'r posibilrwydd o sefydlu cronfa gymunedol unwaith i unrhyw werthiant tai ddechrau ar y safle. Roedd pawb yn cytuno bod yn rhaid i gyfraniadau Adran 106 gael eu gwario o fewn y gymuned ac yn unol â thelerau'r cytundeb ei hun (yn arbennig y cyfraniadau tuag at ddarpariaeth gofod agored / mannau chwarae oddi ar y safle). Nid oedd Mr Owen yn gallu darparu amserlen ar gyfer pryd gall y datblygiad i ddechrau, ond dywedodd fod gwanwyn y flwyddyn nesaf yn darged realistig. Pwysleisiodd y cynghorwyr bwysigrwydd dwyieithrwydd a chroesawyd gwahoddiad Mr Owen i'r rhai a oedd yn bresennol yn y cyfarfod hwn i awgrymu enwau ar gyfer y datblygiad. Penderfynwyd diolch i Mr Owen a nodi crynodeb o'r drafodaeth ar y cofnodion. / *Mr Owen was challenged by the Councillors on the proposed removal of condition 13 of the outline permission (public transport infrastructure) and he did acknowledge that there were factual errors in the transport statement. Councillors stated that condition 13 should not be set aside and felt it was is important that provision is made for a facility that adequately meets the condition (eg a bus shelter). The development needs to be sustainable and accord with legislative priorities – including the Well Being of Future Generations Act. There was no evidence that adhering to this condition would render the development unviable. Councillors sought assurances on delivery of on-site affordable housing should Mr Owen's client sell the site and Mr Owen agreed to look into this from a legal point of view. Mr Owen was happy to explore the possibility of establishing a community fund once any housing sales begin on the site. Everyone agreed that section 106 contributions must be spent within the community and in accordance with the terms of the agreement itself (notably the contributions towards off site open space / play space provision). Mr Owen was unable to provide timescales for when the development could commence, however he stated that the Spring of next year was a realistic target. Councillors stressed the importance of bilingualism and Mr Owen's invite for attendees at this meeting to suggest names for the development was welcomed. It was resolved to thank Mr Owen and to note a summary of the discussion onto the minutes.*

82/2019-20 Ymateb ffurfiol y Cyngor Cymuned i'r ymgynghoriad cyn ymgeisio /
Formal response of the Community Council to the Pre-application consultation.
Penderfynwyd y byddai'r Clerc yn llunio ymateb ysgrifenedig yn seiliedig ar y trafodaethau yn y cyfarfod yma. / It was resolved that the Clerk compile a written response based upon the discussions at this meeting.

83/2019-20 Daeth y cyfarfod i ben am 8.10pm /
The meeting finished at 8.10pm