

Cyngor Cymuned Y Fali Community Council

Clerc / Clerk Gwenda Owen  
 Cyfeiriad/Address: Trigfa, Four Mile Bridge, LL65 2EZ  
 Ffon/Tel:01407 740046  
 Ebost/Email: [valleycommunitycouncil@gmail.com](mailto:valleycommunitycouncil@gmail.com)  
 Safle we: <http://www.cyngor-cymuned-fali.cymru>  
 Website: <http://www.valley-community-council.wales>

**Cofnodion Cyfarfod Eithriadol y Cyngor / Minutes of the Council's Extraordinary Meeting**  
**08.06.21 7.00 yh/pm**  
**Cyfarfod o Bell/Remote Meeting ZOOM**

Linc i ymuno a chyfarfod Zoom/Link to Join Zoom Meeting  
<https://us02web.zoom.us/j/82106885730?pwd=TTdqYmhnU3Zhb1N1Um9wSW96WWVpZz09>

1	Croeso	Welcome
2	<p>Presennol                  Cynghorwyr:                  N Tuck (Cadeirydd)                  K Taylor                  H Wilson                  Adam J Owen                  M Swaine Williams                  C Furlong                  C Seeley                  A W Owen (Is Gadeirydd)                  I Jones</p> <p>Cynrychiolwyr ar ran y Datblygwyr                  Jamie Bradshaw                  Tony Hughes                  Penny Lofts                  Alwyn Rowlands</p> <p>Ymddiheuriadau                  W R Rogerson MBE                  C Torr                  G Browne, MBE</p> <p>Presennol:                  G Owen Clerc                  H Hughes, cyfieithydd</p>	<p>Present                  Councillors                  N Tuck (Chairman)                  K Taylor                  H Wilson                  Adam J Owen                  M Swaine Williams                  C Furlong                  C Seeley                  A W Owen (Vice Chairman)                  I Jones</p> <p>Representatives on behalf of Developers                  Jamie Bradshaw                  Tony Hughes                  Penny Lofts                  Alwyn Rowlands</p> <p>Apologies                  W R Rogerson MBE                  C Torr                  G Browne, MBE</p> <p>Also present:                  G Owen Clerk                  H Hughes, translator</p>
3	<p>Ymgynghoriad Cyn Ymgeisio: Dymchwel Arfaethedig Adeiladau Presennol a Chodi 54 rhif Anheddau ynghyd â Datblygiad Cysylltiedig ar Dir ym Melin y Fali, Fali, Ynys Môn</p> <p>Nod y cyfarfod oedd i gael cyflwyniad ac ymgynghoriad cyn ymgeisio ynglyn a darpar gynllun ar gyfer tir ym Melin y Fali, Fali Ynys Môn.</p>	<p>Pre-application Consultation: Proposed Demolition of Existing Buildings and the Erection of 54 no. Dwellings together with Associated Development on Land at Valley Mill, Valley, Anglesey</p> <p>The aim of the meeting was to have a presentation and pre application consultation regarding the proposed plan for land at Valley Mill, Valley.Anglesey.</p>

<p>'Roedd darpar gynlluniau ar gael ar wefan Owen Devenport. Y bwriad yw adeiladu 46 ty a 7 o fflatiau 1 llofft mewn parneriaeth rhwng Williams Homes, Bala ac Asiantaeth Dai Clwyd Alyn i gyfarfod yr angen a dai yn y gymuned.</p> <p>Adroddodd cynrychiolwyr y datblygwr y byddai'r darpar ddatblygiad o ddyluniad traddodiadol yr 21ain ganrif gyda "naws stryd" a byddai'r holl dai yn byddai pob cartref yn niwtral o ran deiliadaeth.</p> <p>Codwyd y materion canlynol gan y Cyngor Cymuned: -</p> <ul style="list-style-type: none"> <li>• Draenio dŵr a Charthffosiaeth - Mae hanes wedi'i gofnodi'n dda o faterion llifogydd difrifol a charthffosiaeth yn gorlifo i mewn i eiddo yn Field Street oherwydd diffyg gallu yn y systemau presennol i ddelio â'r materion hyn. Byddai'r eiddo ychwanegol hyn yn gallu gwaethgu'r broblem bresennol. Pryder hefyd nad yw Dŵr Cymru wedi ystyried y caniatadau cynllunio sydd eisoes mewn lle ar gyfer y Fali a Chaergeiliog sy'n ddibynnol ar y systemau yn y Fali. Dywedodd y datblygwr y byddai Dŵr Cymru yn gofyn iddynt ariannu unrhyw welliannau i garthffos pe bai angen gwelliannau.</li> <li>• Daliadaeth niwtral - Angen sicrwydd ynglŷn â chydbwysedd cyfartal o'r math o eiddo sydd ar gael e.e. tai cymdeithasol fforddiadwy i'w rhentu, eiddo rhent canolraddol ac eiddo fforddiadwy i'w gwerthu ar sail ecwiti a rennir a rhentu i'w berchen.</li> <li>• Aseiad risg ar effaith y datblygiad ar yr Iaith Gymraeg - Aseiad cyfredol yn seiliedig ar Ward Llifton ond dylai hyn fod yn seiliedig ar y ward newydd arfaethedig sy'n cynnwys y Fali, Caergeiliog a Bodedern ac nid Rhosneigr ac Llanfaelog.</li> <li>• Sicrhau bod eiddo ar gael i bobl leol - Polisi gosod lleol ar gyfer tai cymdeithasol, defnyddio Tai Teg i werthu tai fforddiadwy neu eu gosod ar rent i'w gwerthu neu rent canolradd.</li> </ul>	<p>Proposed plans were available on the Owen Devenport website. The intention is to build 46 houses and 8 x 1 bedroom apartments in a joint partnership between Williams Homes, Bala and Clwyd Alun Housing Association to meet the community's housing needs.</p> <p>The developer's representatives indicated that the proposed development would be of traditional design with a 21<sup>st</sup> Century "street feel" and all homes would be tenure neutral.</p> <p>The following matters were raised by the Community Council:-</p> <ul style="list-style-type: none"> <li>• Water drainage and Sewage - There is a well-documented history of issues of serious flooding and sewage overflowing into properties in Field Street due to under-capacity within the existing systems for dealing with these issues. These additional properties may exacerbate the existing problem. Concern also that Welsh Water have not taken into account the planning consents already in place for both Valley and Caergeiliog which are dependent on the systems within Valley. Developer stated that Welsh Water would request that they fund any improvements to sewer if improvements were required.</li> <li>• Tenure neutral – Assurance required regarding an equal balance of type of properties available e.g. affordable social housing for rent, intermediate rental properties and affordable properties for sale on shared equity and rent-to-own basis.</li> <li>• Risk assessment on the effect of the development on the Welsh language - Current assessment based on Llifton Ward but this should now be based on the proposed new ward which includes Valley, Caergeiliog and Bodedern and not Rhosneigr and Llanfaelog.</li> <li>• Ensuring properties are available to local people – Local lettings policy for social housing, use of Tai Teg for affordable housing to be sold or let on rent to sell or intermediate rent basis.</li> <li>• Naming of new development – Welsh name would be required and should be agreed with the Community Council.</li> <li>• Parking – Concerns that the shared parking</li> </ul>
---	---

<ul style="list-style-type: none"> <li>• Enwi'r datblygiad newydd - byddai angen enw cymraeg a dylid cytuno arno gyda'r Cyngor Cymuned.</li> <li>• Parcio - Pryderon na fyddai'r man parcio a rennir yn ddigonol i ddiwallu anghenion y blociau fflatiau deulawr, sef cyfanswm o 8 fflat.</li> <li>• Mynediad - angen posibl am gylchfan oherwydd nifer y mynedfeydd presennol i'r A5 yn agos at brif fynedfa'r datblygiad.</li> <li>• Pryder nad yw'r tir lle mae'r carthbwll mawr segur y tu ôl i Westy'r Bull ac ardal y gorchymyn cadw coed o fewn y tir i'w gaffael ac felly na fyddai'n arwain at wella'r ffensys dolur llygad presennol ac efallai na fydd y coed yn y TPO yn cael eu rheoli ac y gallent ac achosi problemau yn y dyfodol. Bydd y coed y tu allan i'r safle ochr yn ochr â'r ffordd fynediad newydd a gallant arwain at golli'r coed.</li> <li>• Cartrefi gwyliau - mae angen sicrwydd na fydd eiddo'n cael ei werthu fel ail gartrefi.</li> <li>• Perygl llifogydd - mae'r safle y tu allan i'r parth llifogydd a datblygwyr yn ymwybodol o'r risg. Draeniad wedi'i gynllunio i ddal dŵr storm ar y safle gyda gollyngiad rheoledig.</li> <li>• Buddion cymunedol - gofynnir am gyfraniad tuag at Ysgol Gynradd y Fali a Chylch Meithrin. Hoffai'r Cyngor Cymuned weld rhywbeth yn cael ei brynu neu gyfraniad i'r gymuned e.e. meinciau picnic.</li> <li>• Mannau Agored / Gwyrdd - Mae'r Cyngor Cymuned yn ceisio sicrwydd y bydd cytundeb ffurfiol mewn lle rhwng y datblygwr / cymdeithas dai i sicrhau bod y man agored / gwyrdd a'r ardal chwarae arfaethedig yn cael eu cynnal a'u rheoli. Ni fyddai'r Cyngor Cymuned yn dymuno cymryd drosodd rheolaeth yr ardaloedd arfaethedig gan fod y gymuned eisoes yn rheoli man chwarae a pharc mwd ar ran y gymuned.</li> <li>• Effeithlonrwydd ynni - eiddo i fod yn garbon isel, gyda phaneli solar wedi'u gosod ar y to a phympiau gwres ffynhonnell aer. Bydd y tai o fframiau pren.</li> </ul>	<p>area would be insufficient to meet the needs of the two storey apartment blocks, totalling 8 apartments.</p> <ul style="list-style-type: none"> <li>• Access – possible need for a roundabout due to the number of existing accesses onto the A5 within close proximity of the main entrance to the development.</li> <li>• Concern that the land where the large redundant cesspit behind the Bull Hotel and the tree preservation order area is not within the land to be acquired and therefore would not result in improving the current eyesore fencing and that the trees within the TPO may not be managed and cause problems in future.</li> <li>• Holiday homes – assurance required that properties will not be sold as second homes.</li> <li>• Flood risk – site is outside the flood zone and developers aware of risk. Drainage designed to hold storm water on site with controlled discharge.</li> <li>• Community benefits – contribution requested towards Valley Primary School and Cylch Meithrin. Community Council would like to a contribution towards the purchase of something for the community e.g. picnic benches.</li> <li>• Open/Green Space – Community Council seek assurance that there will be a formal agreement in place between the developer/housing association to ensure that the open/green space and proposed play area are maintained and managed. The Community Council would not wish to take over the management of the proposed areas as already manage a play area and parc mwd on behalf of the community.</li> <li>• Energy efficiency – properties to be low carbon, with roof mounted solar panels and air source heat pumps. The properties are timber framed.</li> <li>• Site access during proposed development if approved – beside the Bull Hotel with no access beside Garth y Felin.</li> </ul>
---	---

- |  |  |  |
|--|--|--|
|  | <ul style="list-style-type: none"><li>• Mynediad i'r safle yn ystod y darpar ddatblygiad - wrth ymyl Gwesty'r Bull heb fynediad wrth ymyl Garth y Felin.</li></ul> |  |
|--|--|--|