

# Cyngor Cymuned Y Fali Community Council

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Clerc / Clerk Gwenda Owen [gwenda.owen1@ntlworld.com](mailto:gwenda.owen1@ntlworld.com)  
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## **Cofnodion Cyfarfod y Cyngor / Minutes of the Council Meeting** **7.00 y.h. / p.m. Nos Fercher / Wednesday 20.02.13**

### **1. Croeso / Welcome.**

Cadeirydd wedi cytunno i Gynghorydd Sir R Dew fynychu/ Chairman has agreed that County Councillor R Dew (Llanfaelog) may attend.

### **2. Presennol / Present :** Counc. D Walters, (Cadeirydd/Chairman), W Rogerson MBE, M Swaine Williams, G Browne MBE, H Wilson, D Griffiths, S Roberts

**Ymddiheuriadau / Apologies:** Coun/Cyng G O Parry MBE, N Tuck, C Torr

'Roedd y clerc wedi derbyn ebost oddiwrth Cyng. G O Parry, MBE yn cadarnhau ei fod yn ymddeol o fod yn Gynghorwr Sir a Chynghorwr Cymuned mis Mai 2013./The clerk had received an email from Councillor G O Parry, MBE confirming thjt he was retiring from his positions as County Councillor and Community Councillor in May 2013.

### **3. Datganiad o ddiddordeb / Declaration of interest**

Dim datganiad o ddiddordeb wedii ei dderbyn./No declarations of interest received.

### **2. Cyflwyniad gan Mr David Pryce Jones a Mr E Gwyndaf Jones, Adran Gynllunio, Cyngor Sir Ynys Môn ar Ddatblygiad Lands and Lakes/Presentation by Mr David Pryce Jones and Mr E Gwyndaf Jones on the Land and Lakes Development.**

Mynychodd Mr David Pryce Jones a Mr E Gwyndaf Jones y cyfarfod ar ran Cyngor Sir Ynys Môn i roi cyflwyniad manwl ar ddarpar ddatblygiad Land & Lakes. Amlinellwyd materion allweddol:-

- Hwn oedd y datblygiad mwyaf oedd wedi ei gysidro gan Cyngor Sir Ynys Môn ers oddeutu ugain mlynedd.
- 'Roedd y cynllun wedi ei gyflwyno o fewn un cais we ei rannu yn dri rhan, sef Penrhos, Cae Glas a Kingsland. 'Roedd y cais presennol ar gyfer caniatad cynllunio amlinellol gyda mynedfa ac yn cynnwys cynllun manwl ar fynedfa a chynlluniau bras ar gyfer y cynllun.
- 'Roedd Cyngor Sir Ynys Môn yn cynnal proses o ymgynghori ac roedd hynn wedi dangos fod gan rai preswylwyr gam gysyniadau ynglyn ag effaith y datblygiad.
- Byddai Land & Lakes yn buddsoddi o gwmpas £200m yn y datblygiad a pe byddai caniatad cynllunio yn cael ei gymeradwyo, byddai cyfleon i'r ardal fanteisio drwy elwa o brosiectau yn sgil benderfyniad cynllunio.
- Kingsland – datblygiad o 360 o dai, wedi ei adeiladu dros gyfnod, ar raddfa o 50 o dai y flwyddyn, ar dir sydd ar hyn o bryd yn dir amaethyddol. Byddai mynedid trwy y gilfan ger Cweryd Cottage. Datblygiad aml-fath fyddai hwn, rhan ar gyfer anghenion gweithlu Wylfa B ond gyda chytundeb fod rhaid i nifer i fynnu tuag at 50% fod yn dai fforddiadwy.

- ‘Roedd datblygiad Kingsland ar gyriau’r dref a dylai unrhyw adeiladu adlewyrchu hyn a hefyd y ffaith ei fod o fewn Ardal o Harddwch Naturiol Eithriadol
- Safle Penrhos – dau opsiwn yn dilyn cau Cwmni Aliminiwm Mon, sef Safle Biomass a datblygiad Land & Lakes. Mynnegwyd pryder gan y swyddogion fod risg na fyddai gwaith cynnal a chadw yn parhau ym Menrhos, ac y byddai’r safle yn dirywio, yn achosi risg i iechyd a diogelwch ac yn cael ei gau i’r cyhoedd. ‘Roedd cynlluniau presennol yn cynnig datbygu rhan o Penrhos, adeiladu dros 200 o lodges. Byddai rhan o’r datblygiad yn cael ei osod yn erbyn cynllun i agor rhan o Cae Glas nad yw ar hyn o bryd ar agor i’r cyhoedd. Byddai’r cae criged presennol ayb yn cael ei symud i Gae Glas. Byddai’r llwybr arfordirol yn aros ar agor ond byddai mynediad i rannau arall o Penrhos yn cael ei gwahardd. Byddai Glan y Mor Penrhos yn parhau ar agor i’r cyhoedd.
- Nodwyd gan swyddogion y Cyngor Sir fod asesiad o faint troed teithiol yn amcangyfrif y byddai angen 6000 o weithwyr i adeiladu Wylfa B ac er mwyn lletya rhain, byddai angen tri opsiwn, traean mewn tai i’w rhentu, traean mewn llety presennol wedi ei ddynodi ar gyfer twristiad a thraean ar campws sydd wedi ei adeilau’n bwrpasol, hynnu yw Cae Glas.
- Bydd 315 o lodgers yng Nghae Glas, i gynnig llety i 2000 o adeiladwyr, gyda hwb ganolog, cantin a man parcio. Yr etifeddiaeth fyddai troi’r man yn bentref gwyliau a hamdden ar ddiwedd y cyfnod adeiladu.
- Mae asesiad yn dangos fod angen i’r Campws fod o fewn siwrne hanner awr o’r safle. Gan nad oes rhwydwaith gryf o gwmpas Tregle/Cemaes, penderfynnwyd nad oedd yr ardal yma yn addas.
- Bydd ceisiadau i wneud gwelliannau i’r rhwydwaith cludiant rhwng Valley a Wylfa.
- Rhagwelir y bydd angen system “Park & Ride” ym Mharc Cybi, gydag adeiladwyr Wylfa B yn cael ei cludo mewn bwsiau i mewn ac allan o’r safle.
- Rhagwelir y bydd Sir Fon yn cael budd o unrhyw gynllun am dros 100 mlynedd.
- Mae’r Cyngor Sir wedi cydnabod fod angen gwaith i bobl ifan yr Ynys ar yr Ynys os ydym am ei cadw yma. Ar hyn o bryd mae’r Cyngor Sir yn cyd-weithio gyda Hitachi/Horizon er mwyn cynllunio ar gyfer y datblygiad a sicrhau fod hyfforddiant ar yr Ynys yn mynd i roi y sgiliau i bobl ifanc i sicrhau gwaith ar tier 3 a tier 4.

Mynnegwyd pryderon gan aelodau’r Cyngor Cymuned fel a ganlyn:-

- Kingsland – angen cysidro anghenion tai lleol am dai i rhentu, ee tai cymdeithasol, yn enwedig yr impact y bydd treth lloffttydd gwag yn gael.
- Amheuaeth o gwmpas “i fynnu at 50% yn fforddiadwy”. Yn y Fali, lleo ‘roedd tai fforddiadwy wedi body n ran o amodau cynllunio, nid oedd y tai wedi ei adeiladu yn y Fali ond ‘roedd y cyfadferiad ariannol wedi cael ei ddefnyddio i adeiladu tai mewn rhannau arall o’r Ynys. (Dywedodd y Swyddogion Cynllunio nad oedd hyn o fewn ei dychwelyd.)
- Pryder ynglyn ag ansawdd a niferoedd o swyddi yn y pentref hamdden neu campws dros dro ar gyfer gweithwyr Wylfa, yn enwedig pryder ynglyn a fyddai rhain y swyddi yn talu cyflogau isel.
- ‘Roedd pryder enfawr o gwmpas maint y datblygiad a’r effaith y byddai’n gael ar yr ardal, yn enwedig:-
  - Effaith ar dirwedd naturiol a status AHNE yr ardal.
  - Byddai mwy o bwysau ar y rhwydwaith ffyrdd presennol a’r effaith amgylcheddol o unrhyw gynlluniau i gryfhau’r rhwydwaith yma.

- Cynnydd mewn pwysau ar wasanaethau presennol, ee. Ysgolion, meddygon.ysbytai, yr heddlu yn enwedig pan mae cyllidebau are u cyfer yn cael ei lleihau a mae'r gwasanaethau yma yn barod o dan bwysau mawr.
- Yr impact allai gael ar yr iaith gymraeg a diwylliant lleol.

Cytunnwyd i ysgrifennu at yr Adran Gynllunio ynglyn a'r pryderon gyda chais iddynt gael ei cysidro fel rhan o unrhyw benderfyniad. Cynnig/Eil HW/MSW.  
 Diolchwyd i'r Swyddogion Cynllunio am ei cyflwyniadau mawn o'r cais, gwerthawrogwyd hyn gan y Cynghorwyr.'

Mr David Pryce Jones and Mr E Gwyndaf Jones from Isle of Anglesey County Council's Planning Department attended the meeting to provide Councillors with a more in-depth presentation on the proposed Land and Lakes Development. The presentation outlined key issues:-

- In terms of developments on the Island, this was the largest that had been considered by IOACC for over 20 years.
- The proposal had been presented as one planning application, divided into three sections, namely Penrhos, Cae Glas and Kingsland. The current application was for outline planning permission with access and contained detailed plans for access and broad plans for the layout and design of the scheme.
- A consultation process was under way by IOACC which had revealed that residents had some misconceptions about the impact of the development.
- Land and Lakes were to invest in the region of £200m in the development and if planning permission was granted, there were opportunities for the area to capitalise on planning gain projects.
- Kingsland – this involved the development of 360 houses, in a phased manner at the rate of approximately 50 per annum on existing agricultural land. Access to be via the layby by Cweryd Cottage. This was a mixed development, partly to meet the needs of the Wylfa New Build but with a provision that up to 50% may be affordable housing.
- The Kingsland Development was on the urban fringe and construction needed to reflect both this and the fact that it was within a designated Area of Outstanding Natural Beauty.
- Penrhos Site:- two options following the closure of Anglesey Aluminium, namely the Biomass Plant and the Land and Lakes Development. Officers were concerned that should Anglesey Aluminium close and the Land and Lakes Development not go ahead, the Penrhos area would not be maintained and would therefore deteriorate, deemed a health and safety risk, and be closed to the public. Current plans are to develop a section of Penrhos building, with in the region of 200 lodges. This development would be offset by the opening of areas currently closed to the public in Cae Glas. The existing cricket field etc. would be moved to Cae Glas. The coastal path would remain open but access to other areas would be restricted. Penrhos Beach would continue to be accessible to the public.
- IOACC representatives indicated that an assessment of travelling footprint estimates that 6000 will be required to construct Wylfa B and in order to house these we shall require three options, one third in housing to rent, one third in existing tourist accommodation and one third on a purpose built campus, i.e. Cae Glas.
- Cae Glas shall have 315 lodges housing up to 2000 construction workers with a central hub, canteen and car parking area. Legacy shall be a holiday leisure village.

- A campus is assessed as needing to be within half an hour journey of the site. Due to the lack of infrastructure around Tregele/Cemaes this area was not considered to be appropriate.
- Applications will be made to improve the infrastructure between Valley and Wylfa.
- It is anticipated that there will be a Park and Ride area in Parc Cybi, with Wylfa B construction workers being bussed to and from the site.
- It is anticipated that the planning gain will benefit Anglesey for over 100 years.
- It is recognised that Anglesey require employment opportunities in order to retain local young people and their skills on the Island. IOACC are currently engaging with Hitachi/Horizon in order to plan for the development and to ensure that current training for young people will give them the skills to ensure tier 3 and tier 4 employment.

Members of the Community Council raised some concerns,:-

- Kingsland – a need to consider local housing need for properties for rent, i.e. social housing particularly with the effect of the impending bedroom tax.
- Some scepticism around the “up to 50% affordable”. In Valley, where negotiations had resulted in affordable homes being part of a planning approval decision, properties had not been built and monetary compensation for this had not been spent on building affordable housing in Valley but in other villages on the Island. (Planning Officers advised that this type of decision was not within their remit.)
- Concern about the quality and number of jobs within any leisure village or temporary complex for Wylfa workers, in particular that these would be low paid jobs.
- There was significant concern about the size of the development and its impact on the area, in particular:-
  - the effect on the natural landscape and AONB status
  - Increased pressure on existing road network and the environmental impact of any plans to strengthen existing road infrastructure.
  - Increased pressure on existing services – schools, doctors/hospitals, policing at a time when IOACC’s budgets were being reduced and services were under considerable pressure.
  - The possible impact of an increase in foreign workers on both local culture and the welsh language

Agreed to write to the Planning Department to raise these concerns and request that they be considered. Proposed/Sec HW/MSW.

### **3. Datganiad o ddiddordeb / Declaration of interest**

Dim datganiad o ddiddordeb wedii ei dderbyn./No declarations of interest received.

### **6. Cofnodion Cyfarfod/Minutes of meeting 16.01.13**

Derbyniwyd y cofnodion fel cofnod cywir. / *The minutes were accepted as correct.*  
Cynnig/Eilio BR/GB Prop/Sec.

### **7. Materion yn codi o’r cofnodion / Matters arising from the minutes 16.01.13**

#### **1. Les Parc Mwd Lease**

'Roedd cais wedi ei dderbyn oddiwrth cyfreithiwr Grwp Cymunedol y Fali (GCF) yn gofyn am hawl dramwy dros dir y pafiliwn ar droed ac mewn cerbyd. . Os y byddai hawl tramwy yn cael ei gynnwys yn y les, byddai'r hawl i'w ddefnyddio yn parhau unwaith 'roedd yr offer wedi ei osod. Yn dilyn trafodaeth rhwng y cler c a chyfreithiwr y Cyngor Cymuned, awgrymwyd mae'r ffordd ymlaen oedd fel a ganlyn:-

- a) GCF i ddefnyddio'r fynedfa drwy'r giat oddi ar y briffordd i gerbydau a gweithwyr tra'n datblygu y safle a hefyd ar gyfer unrhyw waith cynnal a chadw o ddydd i ddydd. 'Roedd hyn eisioes wedi cael ei gytunno rhwng y Cyngor a'r Grwp.
- b) Gan fod y man chwarae yn ran o Parc Mwd, byddai defnyddwyr yr offer yn gallu parcio ym Mharc Mwd a cherddedat y safle heibio'r pafiliwn, felly nid oes angen cyfamod yn y les ar gyfer hawl tramwy.

Derbynwyd yr argymhelliadau.Cynnig/Eil GB/BR.

The solicitor for the Valley Community Group (VCG) had requested a right of way across the pavilion land both on foot and by vehicle. If a right of way was included within the lease, the right to use it after the equipment had been fitted would remain. Following discussions between the clerk and the Community Councillor's solicitor, it was suggested that the way forward should be as follows:-

- a) VCG to use the access through the gate from the highway for vehicles and contracting staff whilst the site was being developed and also for any maintenance work thereafter.
- b) As the play area is part of Parc Mwd, visitors to the play area would be able to park in the Parc Mwd car park and walk across the site to the play area, therefore, there was no need for a covenant in the lease to cover the right of way.

The recommendations were accepted GB/BR Proposer/Sec/

## **2. Ymateb Arriva Cymru i newidiadau yn y daflen amser./Response from Arriva Cymru re change to timetable.**

'Roedd llythyr wedi ei dderbyn oddiwrth Arriva Cymru yn esbonio'r rhesymau tu ol i'r penderfyniad i newid amser y tren oedd yn gadael am 10.33 y bore o Gaergybi, sydd wedi arwain i'r tren yma beidio stopio yn y Fali.

Mynnegwyd pryder nad oedd Arriva Cymru nac Adran Cludiant Cyngor Sir Ynys Mon wedi ymgynghori gyda Chyngor Cymuned y Fali, er fod y newidiadau wedi cael effaith uniongyrcholl ar drigolion y pentref . Mae Gorsaf y Fali'r ail mwyaf prysur ar yr Ynys.

Clerc i ymateb i Arriva, yn gofyn iddynt ail-gysidro'r penderfyniad pan yn adolygu'r daflen amser tro nesaf. Copi i'w yrru i Gyngor Sir Ynys Mon yn gofyn iddynt hwythau sicrhau eu bod yn trafod unrhyw ddogfen ymgynghori sydd yn cynnig newidiadau i daflen amser trenau sydd yn cael effaith uniongyrchol ar drigolion pentref Fali, yn cael eu trafod gyda aelodau Cyngor Cymuned y Fali cyn pennu ymateb.

A letter had been received from Arriva Cymru explaining the rationale for re-timing the 10.33 hrs departure from Holyhead leading to the train no longer stopping from Valley.

Concern was expressed that Valley Community Council had not been consulted on the matter either directly from Arriva Cymru or by the Isle of Anglesey County Council's

Transport Officers, despite the change having a direct effect on the village's residents. Valley station is also the second busiest station on the Island.

Clerk to respond to Arriva, requesting that they reconsider this decision when they next review the timetable. Copy to be sent to Isle of Anglesey County Council requesting that whenever they are consulted on any proposed alterations to the time-table which may affect the residents of Valley, they are discussed with Valley Community Council members prior to responding.

Cynnig/Eil GB/MSW Proposer/Sec.

### **3. Storio bels Safle Lon Gorad y Fali/Bale Storage on the site at Gorad Road,Valley**

Ymateb wedi ei dderbyn oddiwrth Adran Briffyrdd Cyngor Sir Ynys Mon yn nodi nad oedd ei swyddog wedi sylwi ar unrhyw fwd ar y briffordd yn y man yma. Nid oedd y sylwad yma 'n dderbynniol a cytunodd Cyng. M Swaine Williams i gysylltu a Mr Dylan Hughes i drefnu cyfarfod ar y safle./A response had been received from the Highways Department of Anglesey County Council advising that their officer had failed to notice any mud on the highway in this area. This remark was refuted and Councillor M Swaine Williams agreed to contact Mr Dylan Hughes from the Highways Department, to arrange a site meeting.

Cynnig/Eil SR/GB Prop/Sec.

## **6. Materion Plwyfol/Parochial Matters**

### **1. Ffens beryglus ffin Lon Spencer a Chleifiog/Dangerous fencing/handrail boundary between Spencer Road and Cleifiog.(CT)**

'Roedd y clerc wedi tynnu'r mater i sylw Adran Briffyrdd Cyngor Sir Ynys Mon ac 'roeddynt yn ymateb i'r mater yn uniongyrchol a hefyd drwy dynnu'r mater i sylw Network Rail./The clerk had drawn the matter to the attention of the Highways Department, Isle of Anglesey County Council and they were responding to the matter directly and also by drawing the matter to the attention of Network Rail.

### **2. Biniau sbwriel Tan y Bryn/Rubbish bins Tan y Bryn (DW)**

'Roedd Cyng. D Walters yn bryderus nad oedd rhai o drigolion Stad Tan y Bryn yn casglu ei biniau sbwriel ar ol casgliad ac eu bod yn creu peryglion i yrrwyr cei a cherddwyr. Llythyr i'w yrru at Bennaeth Tai Cyngor Sir Ynys Mon yn gofyn os fyddai modd tynnu sylw trigolion y stad i hyn, efallai drwy erthygl yn y newyddiadur nesaf. Coun. D Walters expressed concern that some residents of Tan y Bryn did not collect their bins following a collection and that this posed a danger to both pedestrians and drivers. Letter to be sent to the Head of Housing Services to ask whether this may be placed as an article in the next Newsletter.

Cynnig/Eil GB/SR Prop/Sec.

### **3. Grwp Ymgynghori ar Ddiogelwch Ynys Mon/ Ynys Mon Safety Advisory Group (WR)**

'Roedd Cyng W Rogerson wedi mynychu digwyddiad oedd yn trafodmaterion lechyd a Diogelwch a dyllai gael i cysidro gan baratowyr unrhyw ddiwyddiadau ac mae wedi trefnu i gyfarfod aelod o'r Adran lechyd a Diogelwch i drafod hyn yn fwy manwl./Councillor W

Rogerson had attended an event to discuss Health and Safety issues to be considered by event organisers and has arranged to meet a member of the Health and Safety Department to discuss this in more detail.

## **7. Deddf Gynllunio Gwlad a Thref / Town and Country Planning**

### **1. Ceisiadau/Applications**

**Cais Rhif/AppNo. 49C310 Cais llawn ar gyfer dymchwel yr estyniad presennol ynghyd a chodi estynbiad dau lawr yng nghefn yr annedd a chodi ports tu blaen i/Full application for the demolition of the existing extension together with the erection of a two storey extension at the rear of the dwelling and the erection of a front porch at Seaview, Valley, LL65 3HB**

Dim gwrthwynebiad/No objections. Cynnig/Eil WR/MSW Prop/Sec.

**Cais Rhif/App No 49C309 Cais llawn ar gyfer dymchwel y ports presennol ynghyd a chodi ystafell haul yn/Full application for the demolition of the existing porch together with the erection of a conservatory at 1 Tai Cyngor, Llanynghenedl, LL65 3DL**

Dim gwrthwynebiad/No objections. Cynnig/Eil GB/DG Prop/Sec.

**Cais Rhif/App no 49C311 Cais llawn ar gyfer dymchwel yr estyniad presennol ynghyd ag addasu ac ehangu/Full application for the demolition of the existing extension together with alternations and extensions at Bryn Derwyn, Gorad Road, Valley, LL65 3BS**

Dim gwrthwynebiad/No objections. Cynnig/EilMSW/GB Prop/Sec.

### **2. Penderfyniadau/Decisions**

**Cais Rhif/App No 49C185D Cais ol weithredol i gadw'r estyniad i'r storfa slyrri bresennol yn/Retrospective application for the retention of the extension to the existing slurry store at Erw Fawr, Llanynghenedl.**

Rhoddwyd caniatad/Approved.

**Cais Rhif 49C292B Cais i ddiwygio amonday 09, 10 ac 11 ar ganiatad cynllunio cyfeirnod 49C292 i gau'r fynedfa yn barhaol, i gyflwyno manylion draenio ac i gyflwyno datganiad dulliau yn dilyn dechrau gwaith ar y safle yn/Application to vary conditions 09, 10 11 of planning permission reference 49C292 to permanently close the access, to submit drainage details and to submit a method statement following commencement of works on site at HenValley, Valley.**

Caniatad gyda amodau/Approved with conditions.

**Cais Rhif/App No 49C7E Cais i adnewyddu caniatad cynllunio 49C7D ar gyfer codi anecs yn/Application for the renewal of planning permission 49C7D for the erection of an annexe at Thorndyke, Valley.**

Caniatad gyda amodau/Approved with conditions

## **8. Gohebiaeth Cyngor Sir Ynys Môn / Anglesey County Council Correspondence.**

## 9. Materion Ariannol / Financial Matters

### 1. Holiadur ynglyn a meusydd chwarae/Questionnaire re playing fields

#### **Manylion Cyfrifon / Details of Accounts – Bank Balances**

**26/01/13**

Treasurer - £9278.93, Business Manager – £5574.43, Ynys Wen - £6970.37, Capital - £2065.12

(Treasurer account - un-presented cheques £832.52 actual funds available - £8649.11

Derbynwyd fel yn gywir yn unol a phwynt 3 o rheoleiddiadau Ariannol Cyngor Cymuned y Fali. / Accepted as correct in accordance with Section 3 of the Valley Community Council Financial Regulations. (Cynnig/Eil MSW/BR Prop/Sec)

10. Taliadau i'w gwneud Ionawr/ Payments to be made January
- |   |         |
|---|---------|
| Cyflog y clerk/Clerk's Salary Ionawr        | £258.52 |
| Gilks (PAT Testing Parc Mwd)                | £33.29  |
| H Hughes Cyfieuthu                          | £75.00  |
| Mrs G Owen (Postage)                        | £13.20  |
| Replacement rechargeable Battery for Laptop | £58.98  |

Taliadau wedi ei cymeradwyo yn unol a phwynt 5.3 o rheoleiddiadau Ariannol Cyngor Cymuned y Fali.. / Payments approved in accordance with Section 5.3 of the Valley Community Council Financial Regulations. (Cynnig/Eilio MSW/BR Prop/Sec.)

## 11. Y Cynulliad / The Assembly

1. Newyddlen Ieuan Wyn Jones Newsletter Nodwyd/Noted

## 12. Gohebiaeth Amrywiol / Miscellaneous Correspondence

## 13. Calendr/Calendar

14. Dyddiad Cyfarfod Nesaf/Date of Next Meeting 20.03.13 7.00 y.h. /p.m.