



Nos Fawrth, 28 Ionawr 2025 – 7.30yh
Festri Salem, Penmachno

Cofnodion cyfarfod pwyllgor cynllunio a gynhaliwyd **nos Fawrth 28 Ionawr 2025** am 7.30, Festri Salem, Penmachno

1. Croeso ac ymddiheuriadau am absenoldeb
2. Datganiad o fuddiant
3. Cais cynllunio: NP4/29/527 Codi un tŷ marchnad agored
4. Materion eraill

Presennol:

Bethan Corrigan
Claire Roberts
Dafydd Gwyndaf
Daniel Tomos (Clerc)
Dylan Davies (Is Gadeirydd)
Eifion Davies
Eryl Owain (Cadeirydd)
Geraint Thomas
Owen Davis
Wil Edwards

Ymddiheuriadau:

Dilwyn Roberts (Cynghorydd Sir)

Agorwyd y cyfarfod gan y cadeirydd.

Datganiad o fuddiant

Nid oedd datganiadau.

Materion Cynllunio

NP4/29/527 Codi un tŷ marchnad agored.

Nodwyd y canlynol:

- Mae'r safle o fewn ffiniau ardal datblygu tai Penmachno

Minutes of a planning committee meeting held on **Tuesday 28 January 2025** at 7.30 at Salem Vestry, Penmachno

1. Welcome and apologies for absence
2. Declaration of interest
3. Planning application: NP4/29/527 Construction of one open market dwelling
4. Any other business

Present:

Bethan Corrigan
Claire Roberts
Dafydd Gwyndaf
Daniel Tomos (Clerc)
Dylan Davies (Deputy Chairperson)
Eifion Davies
Eryl Owain (Chairperson)
Geraint Thomas
Owen Davis
Wil Edwards

Apologies:

Dilwyn Roberts (County Councillor)

The meeting was opened by the chairperson.

Declaration of interest

There were no declarations.

Planning

NP4/29/527 Construction of one open market dwelling.

The following was noted:

- The site is within the boundaries of the Penmachno housing development area

- Byddai'r tŷ wedi'i leoli rhwng adeiladau eraill felly ni fyddai'n cael effaith weledol negyddol
- Byddai'r tŷ yn ateb y galw am gartrefi teuluol o fewn y pentref. Mae prinder o'r math yma o dai sy'n fforddiadwy i deuluoedd ifanc lleol.

Penderfynodd y cyngor gefnogi'r cais yn unfrydol ar yr amod bod cytundeb adran 106 i sicrhau bod y tŷ yn fforddiadwy a chyfyngu ei feddiannaeth i berson sy'n gymwys ac angen tŷ yn y gymuned leol.

Materion eraill

Gwaith ffordd: Nodwyd bod dyddiadau cau ffyrdd wedi cael eu newid ychydig gan SP Energy. Adroddwyd nad oedd y cyngor cymuned wedi clywed dim gan y cyngor sir ynglŷn â chasglu biniau na chludiant ysgol yn ystod y cyfnod cau ffyrdd. Nodwyd nad oedd digon o fanylion mewn llythyr a fydd yn cael ei anfon at breswylwyr gan SP Energy.

Tra nad yw'r cyngor cymuned yn gyfrifol am y gwaith, penderfynwyd cysylltu â SP Energy a holl adrannau perthnasol y Cyngor Sir a threfnu cyfarfodydd ym Mhenmachno a Chwm Penmachno fel bod y gymuned yn gallu clywed y cynlluniau diweddaraf a gofyn cwestiynau.

- The house would be located between other buildings so it would not have a negative visual impact
- The house would meet the demand for family homes within the village. There is a shortage of this type of housing that is affordable for local young families.

The council unanimously decided to support the application as long as there was a section 106 agreement to make the house affordable and limit its occupancy to a person who is eligible and in need of a house in the local community.

Other matters

Road works: It was noted that the road closure dates had been changed slightly by SP Energy. It was reported that the community council had heard nothing from the county council regarding bin collections or school transport during the road closures. It was noted that a letter due to be sent to residents from SP Energy lacked sufficient detail.

Whilst the community council is not responsible for the works, it was decided to contact SP Energy and all relevant departments of the County Council and to arrange meetings in Penmachno and Cwm Penmachno so that the community are able to hear the latest plans and ask questions.