Cofnodion Cyfarfod Cyngor Tref Cei Newydd a gynhaliwyd drwy hybrid, ar nos Iau, 07 Tachwedd 2024

YN BRESENNOL: Cynghorydd S Davies (Cadeirydd) J Davies, Ywain Davies, H Swan Jones, I Pearce, L Ryder, a M Vaux

43 Ymddiheuriadau

Ymddiheurodd T Davies, J Evans a B Stones am eu hanallu i fynychu'r cyfarfod.

44 Datgelu Buddiannau Personol/ Buddiannau sy'n Rhagfarnu

Roedd y Cynghorydd H Swan Jones, L Ryder wedi derbyn gollyngiad i siarad ar A240772 Cais yn unig.

Roedd y Cynghorydd Ywain Davies wedi derbyn gollyngiad i siarad a phleidleisio ar A240772 Cais.

Roedd y Cynghorydd S Davies, J Davies, Y Davies a M Vaux wedi derbyn gollyngiad i siarad a phleidleisio ar eitem y cynllun lle

45 Cadarnhau cofnodion Cyfarfod a gynhaliwyd ar y

CYTUNWYD cadarnhau cofnodion cyfarfod 21 Hydref 2024 fel cofnod cywir

Materion yn codi

Dim

46 Cynllun Lleol – ystyried y pum blaenoriaeth ar gyfer Cyngor Tref Cei Newydd

Rhoddwyd ystyriaeth fanwl i'r wybodaeth y gofynnwyd amdani gan Rural Office a byddai'r ymateb yn cael ei lunio gan y clerc a'i ddosbarthu i'r Aelodau cyn ei anfon

Minutes of the Meeting of New Quay Town Council held as hybrid on Thursday, 07 November 2024

PRESENT: Councillor S Davies (Chairman) J Davies, Ywain Davies, H Swan Jones, L Ryder, I Pearce, and M Vaux

(6:30pm-:8:10pm)

43 Apologies

Councillors T Davies. J Evans and B Stones apologised their inability to attend the meeting.

44 Disclosure of Personal/ Prejudicial Interest

Councillor H Swan Jones, L Ryder had received a dispensation to speak only on Application A240772.

Councillor Ywain Davies had received a dispensation to speak and vote on Application A240772.

Councillor S Davies, J Davies, Y Davies and M Vaux had received a dispensation to speak and vote on the place plan item.

45 To confirm the minutes Meeting held on the

It was AGREED to confirm the minutes of the meeting held on the 21 October 2024 as a true record.

Matters arising

None

46 Place Plan – to consider the five priorities for New Quay Town Council

Consideration was given in detail the information requested by Rural Office and response would be compiled by the clerk and circulated to Members prior to sending.

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47 Ceisiadau Cynllunio

A240772 Tir ym Maes Parcio Canolog, Cei Newydd - Cais cynllunio llawn ar gyfer ailwynebu ac ad-drefnu arfaethedig maes parcio presennol ynghyd â datblygiad preswyl a gwaith cysylltiedig

Mae Cyngor Tref Cei Newydd yn GWRTHWYNEBU' r cais am y rhesymau canlynol:

- Mae colli mwy na 200 o leoedd parcio yn niweidiol i ddiwydiant twristiaeth Cei Newydd sy'n groes i amcanion y Cyngor Tref yn ei gynllun lle, sef hyrwyddo twristiaeth gynaliadwy, cadw harddwch naturiol y dref wrth gefnogi busnesau lleol drwy gydol y flwyddyn

- Diffyg trafnidiaeth gyhoeddus drwy Gei Newydd yn enwedig ar ddydd Sul a Gŵyl y Banc i ddarparu ar gyfer y preswylwyr ychwanegol hyn sy'n dymuno defnyddio trafnidiaeth gyhoeddus ar gyfer gwaith ac ati.

- A oes galw am 1 gwely yng Nghei Newydd oherwydd Datblygiad Ysbyty Aberaeron sydd hefyd ag 1 fflat gwely ar gael ac a fydd yn cael eu hadeiladu cyn y datblygiad hwn? A allwch gadarnhau nifer y gofrestr tai sydd angen y fflatiau hyn yn Aberaeron a Chei Newydd?

- Mae CTC wedi cael gwybod ei bod hi'n anodd gosod fflatiau 2 wely? A yw eiddo 2 wely yn cael eu clustnodi (yn y mwyafrif helaeth) ar gyfer teuluoedd ac, yn bennaf, teuluoedd ifanc ar y gofrestr dai? Nid yw teuluoedd ifanc eisiau eiddo heb erddi? (Rydym yn cydnabod nad yw hyn

47 **Planning Applications**

A240772 Land at Central Car Park, New Quay- Full planning application for the proposed resurfacing and reconfiguration of existing car park together with residential development and associated works

New Quay Town Council **OBJECT** to the application for the following reasons:

- The loss of parking of over 200 spaces is detrimental to New Quay's tourism industry which is contrary to the objectives of the Town Council in its place plan, which is to promote sustainable tourism, preserving the town's natural beauty while supporting local businesses year-round

- The lack of public transport through New Quay especially on Sundays and Bank Holiday to cater for these additional residents who wish to use public transport for work etc.

- Is there a demand for 1 beds in NQ due to the Old Aberaeron Hospital Development which also has 1 bed flats available and will be built prior to this development? Can you confirm the number of the housing register that require these flats in both Aberaeron and New Quay?

- NQTC have been informed that it's difficult to let 2 bed flats? Are 2 bed properties identified (in the vast majority) for families and, in the main, young families on the housing register? Young families do not want properties without gardens? (we recognise this is a want not a need for most)

- The bedroom tax wouldn't become exempt for households who live in 2 bed flats until they are over 65 –

yn angen i'r mwyafrif)

• Ni fyddai'r dreth ystafell wely yn eithredig ar gyfer aelwydydd sy'n byw mewn fflatiau 2 wely nes eu bod dros 65 oed – yn hanesyddol nid yw ymgeiswyr dros 65 oed am fyw uwchben eiddo'r llawr gwaelod, oherwydd symudedd?

• A oes unrhyw geisiadau gan aelwydydd â phlant sy'n oedolion sydd angen gwely 2 (ar gyfer plentyn sy'n oedolyn) lle na fyddai'r ardd yn broblem o'r fath?

Byddai Cyngor Tref Cei Newydd yn ddiolchgar am ymateb i'r cwestiynau uchod

historically applicants over 65 do not want to live above ground floor properties, due to mobility?

- Are there any applications from households with grown up children requiring a 2 bed (for an adult child) where the garden would not be such an issue?

NQTC would be grateful for a response to the above questions.

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