Cyngor Cymuned Ysgubor y Coed Ysgubor y Coed Community Council

Cofnodion y cyfarfod a gynhaliwyd ar 22 Awst 2016

2015/24. Presennol: Cynghorwyr Swanson (yn y gadair), Goodman, Griffiths a Hustings. Bu'r clerc yn gweinyddu.

25. **Ymddiheuriadau:** Dim
26. **Datganiadau o ddiddordeb:**
    Dim.
27. **Cais cynllunio A160708:** Penderfynwyd mynegi rhai pryderon am y cais:
    1) Mae rhai trigolion y gymuned wedi mynegi pryder y bydd y safle yn cael ei ddatblygu ymhellach yn y dyfodol nawr mae e wedi'i lefelu, e.e. i godi tai, adeiladau amaethyddol, maes parcio ar gyfer cerbydau ayyb, a byddai hyn yn arwain at golli amwynder. Yn benodol, ni fyddai'n cyd-fynd â chymeriad y lle a byddai'n cael effaith weledol negyddol ar gymdogion. Oherwydd hyn, teimlai'r Cyngor y dylid cyfyngu defnydd y tir hwn at gadw a hyfforddi ceffylau yn unig.
    2) Dealltwriaeth y Cyngor o'r datblygiad hwn yw y gallai gael ei defnyddio yn fasnachol, e.e. rhoi gwersi. Byddai hyn yn arwain at fwy o draffig yn defnyddio ffordd sy'n arwain o'r gyffordd gyferbyn â Fferm Ffwrnais. Mae'n anodd i geir sy'n croesi Pont Ffwrnais weld ceir sy'n dod allan o'r gyffordd hon, ac, yn rhannol oherwydd hyn, mae'r awdurdod lleol wedi cyfyngu ar nifer y datblygiadau ar y ffordd allai arwain at ragor o draffig dros y blynyddoedd diwethaf. Awgrym y Cyngor felly yw y dylid cyfyngu defnydd y manège at ddefnydd personol yn unig ac ni ddylid caniatáu gweithgareddau masnachol ar y datblygiad.
    3) Mynegwyd ychydig o bryder y gallai'r datblygiad arwain at ragor o draffig ar y ffordd hyd yn oed heb weithgareddau masnachol. Nodwyd bod ystabl eisoes ar y safle. Nid yw'r glir a fydd yr ystabl newydd yn cymryd lle'r ystabl bresennol, neu a fydd yn ychwanegol ati. Petaent yn ychwanegol, mae'n awgrymu rhagor o weithgareddau ar y safle, a gallai hyn olygu rhagor o draffig ar y ffordd.
    4) Nodwyd bod safle'r manège yn un sy'n dioddef o lifogydd yn weddol reolaidd. Pan fydd Afon Einion yn gorlifo, mae'n gorchuddio'r rhan hon o'r cae. Felly, mae risg y gall llifogydd effeithio ar yr ystabl ac unrhyw geffylau sy'n byw ynddi. Mae hefyd risg y bydd difrod i'r manège.
    5) Nid yw'n glir a oes modd ychwanegu system ddraenio i'r datblygiad gan fod y manège yn agos iawn i Afon Einion.

Minutes of the meeting held on 22 August 2016

2015/24. Present: Councillors Swanson (in the chair), Goodman, Griffiths and Hustings. The clerk was in attendance.

25. **Apologies:** None
26. **Declarations of interest:**
    None
27. **Planning application A160708:** It was resolved to express some concerns about the application:
    1) Some community members had expressed a concern that the site would be developed further in the future now it has been levelled: e.g. to build houses, agricultural buildings,

a car park for vehicles, etc. and this would lead to a loss of amenity. In particular, it would not suit the character of the place and would have a negative visual impact on neighbours. Therefore, the Council felt that the use of this land should be restricted to keeping and training horses only.

2) The Council's understanding of the development was that it could be used commercially, e.g. to give lessons. This would lead to more traffic using the road which leads from the junction opposite Fferm Ffwrnais. It is difficult for cars crossing Furnace Bridge to see cars coming out of this junction, and, partly because of this, the local authority has restricted the number of developments on the road which could lead to more traffic over recent years. The Council's suggestion therefore is that the use of manège should be restricted to personal use only and commercial activities on the development should not be permitted.

3) Some concern was expressed that the development could lead to more traffic on the road even without commercial activities. It was noted that there is already a stable on the site. It is not clear whether the new stable will take the place of the present stable, or whether it would be in addition to it. If it were in addition, it suggests more activities on the site, and this could mean more traffic on the road.

4) It was noted that the site of the manège is one that suffers from flooding fairly regularly. When the River Einion breaks its banks, it covers this part of the field. Therefore, there is a risk of flooding to the stable and any horses living in it. There is also a risk there will be damage to the manège.

5) It is not clear whether it is possible to add a drainage system to the development as the manège is very close to the River Einion.