

MINUTES OF A MEETING OF CYNGOR TREF ABERAERON
HELD ON TUESDAY 9th JUNE 2026 at 7:00pm
AT THE MEMORIAL HALL, ABERAERON

PRESENT: Councillor Rhodri Jones (Chairman); Councillors Tim Archer, Rhys Davies, Phill Davies, Darryl Evans, Elizabeth Evans, Agnieszka Kalinowska and Diana Mace
Denfer Morgan – Town Clerk

761. APOLOGIES

Councillors Aled Davies and Lloyd Garvey apologised for their inability to attend the meeting.

762. DISCLOSURE OF PERSONAL AND PREJUDICIAL INTEREST

Councillor Rhodri Jones disclosed a personal and prejudicial interest in the matter referred to in the following two minutes, namely planning applications A260290 and A260288, and left the meeting room during their consideration.

The Deputy Town Mayor, Councillor Phill Davies, chaired the meeting for these two items.

763. PLANNING APPLICATION A260290 LAND ADJ GLAS Y DORLAN, FFORDD Y GOITRE, ABERAERON. *ERECTION OF ONE DWELLING*

The Chairman welcomed to the meeting Steve and Jo Williams, the applicants, who had requested an opportunity to address the Council on this planning application.

Mr Williams addressed the meeting with information in support of the application, with a written copy being circulated to Members.

An objector, Ffion Lewis Jones of a property adjoining the application site, Gerallt, Allt-y-Graig, had also requested an opportunity to outline to the Town Council her objection to the application and proceeded to address the meeting.

The Clerk also referred to a letter dated 8th June 2026 received from Catrin Owen of Afallon, Ffordd y Goitre, who was apologising for not being able to be in attendance at the meeting and was requesting that her letter be read out to Members which the Clerk proceeded to do.

The Clerk explained that the right to address the meeting by members of the public on any matters contained in the agenda was contained in s42 of the Local Government and Elections Act (Wales) 2021 and that there were no specific additional powers contained in town and country planning Acts.

With regard to the application itself, the Clerk stated that one matter needed to be brought to the attention of Members, being a material consideration, namely that Ceredigion County Council, in its role as the Local Flood Had submitted a Holding Objection to the application and was requiring six matters in respect of drainage to be resolved in a satisfactory manner before any such objection would be lifted by them.

The Chairman thanked those present for their statements and stated that that no further comments were allowed as the Members of the Council would now consider any comments they would wish to make on the application for submitting to the local planning authority as statutory consultees.

The Members considered the application in detail and in particular the information provided by the applicants' agents in the Planning Statement submitted in support of the application.

Following discussion, it was **RESOLVED** to support the holding objection of the County Council as the Lead Local Flood Authority in respect of the drainage arrangements for the site; and to object to the application for the following reasons:

- i) the proposed site is situated beyond the Aberaeron settlement boundary and the application is not for an affordable dwelling and is therefore contrary to policy SO2 of the LDP;
- ii) concern that the proposed excavation works would have an adverse impact on the springs in the development site;
- iii) it appears that the site of this proposed dwelling is situated on the field described by the applicants in planning application A220884 as being reserved for ecological enhancement by way of meadow restoration which would be managed by the applicants and the subject of a management plan; and the current proposal does not include plans for such an ecological enhancement;
- iv) the development would lead to increased vehicular activity and possible congestion on what is a minor road.

764. PLANNING APPLICATION A260288 MEMORIAL HALL, 8 SOUTH ROAD, ABERAERON. SIDE EXTENSION.

Consideration to planning application A260288 Memorial Hall, 8 South Road, Aberaeron. *Side extension*. It was noted that the development was for an extension to the existing kitchen facilities.

Decision: No objection

765. PERSONAL

Reference was made to the passing of Mr Stuart Evans, a local resident who had shown a particular interest in the work of the Council.

766. MINUTES OF THE MEETING OF THE ANNUAL COUNCIL HELD ON 12th MAY 2026

It was **RESOLVED** to approve, as a correct record, the Minutes of the Annual Meeting of the Council held on 12th May 2026.

767. MINUTES OF THE MONTHLY MEETING OF THE COUNCIL HELD ON 12th MAY 2026

It was **RESOLVED** to approve, as a correct record, the Minutes of the Monthly Meeting of the Council held on 12th May 2026.

768. MATTERS ARISING FROM THE MINUTES

Minute 729 – it was reported that the draft licence had now been returned by Aberaeron FC and that the partnership on their use of Square Field would be regularised in accordance with the provisions of the licence.

Minute 729 – storage requirements – an inventory of items requiring storage was being produced.

769. FINANCE MATTERS

It was **RESOLVED** to approve the following payments:

Invoice Details	Sum
Dŵr Cymru (Square Field Supply)	£21.11
SSE (Belle Vue Terrace)	£332.03
SSE (Quay Parade)	£319.54
Paul Hughes (1st footpath cut)	£381
Teresa Tanahill (May street cleaning (88.5 hours @ £17))	£1,504.50
Clear Ltd (206-27 Insurance Renewal)	£899.37
Telemat (wifi provision)	£126
Diana Mace (reimbursement for purchase of plants)	£52.77
<i>Clerk's Salary (Qtr 1 Apr-May-Jun)</i>	
Denfer Morgan	£1,517.36
HMRC (PAYE)	£379.34

770. ANNUAL ACCOUNTS 2025-26

At the request of the Clerk, it was agreed to defer the consideration of the Annual Accounts, as approved by the Internal Auditor, to a special meeting of the Council to be held in late June

771. PLANNING APPLICATIONS A260243/A260244 14 ALBAN SQUARE, ABERAERON

Consideration was given to planning applications A260243 (Full) / A260244 (LBC) - 14, Alban Square, Aberaeron. *The principal objective is to form a modest single storey rear extension. The extension is to adjoin the existing dining room and will provide additional living accommodation in the form of a snug room. To facilitate the proposal the existing dining room sash window will be converted into a new doorway, ensuring a functional connection between the existing layout and the new extension. The original rear access of the property from the kitchen will become an internal threshold between the kitchen and new extension. A new rear access will be formed from the utility. The extension will be fitted with French Doors for additional access to the garden.*

Decision: No objection.

772. COUNCIL LAND MATTERS

It was **RESOLVED** as follows:

a) Square Field:

- to note that action was being taken to fell a decayed tree as advised by the consultant
- to note that the Garden Festival had been a success.

b) Parc-y-fro

c) Allt-y-graig: to note that action had been taken to clear a tree which had fallen recently

d) Banc Bach: to note the action being taken to complete the acquisition as previously authorised by the Council.

773. DIGITAL PROJECTS UPDATE

- a) The Chairman stated Mr John Lewis had agreed to store the photopoint sign on a temporary basis and that arrangements were now in hand to deliver it to his yard in order to assist with a decision as to its eventual permanent siting
- b) Sensors: the Clerk stated that the order for the LoRaWAN people counter for placing on one gate at the Parc-y-fro playground had been made and would be delivered when in stock.

774. HARBOUR MATTERS

Councillor Elizabeth Evans reported that a meeting of the Aberaeron Harbour Users Committee had been held recently at which concerns about the current circumstances had been raised. A new manager had been appointed and Councillor Evans stated that she had arranged a meeting with her and the Cabinet Member the following week. One of the items to be discussed was a need to stabilise harbour fees for the following 2/3 years in order to give reassurance to harbour users.

775. TIDY TOWNS GRANT SCHEME

The Clerk stated that the information required to submit in support of the claim for the grant had been collated and that it would be submitted by the deadline, the following day, 10th June.

776. REPORT OF COUNTY COUNCILLOR ELIZABETH EVANS

The following matters had been received from Councillor Evans for reporting:

- A review of parking restrictions was underway and local Members were being given an opportunity to highlight local matters of concern and that the situation at South Road would be raised by her
- New plastic bins were being installed in place of the cast iron ones. Several Members stated that there was a need to relocate bins in areas where they

had been taken away and Councillor Evans stated that the situation was being monitored in the context of fly-tipping.

- A public meeting had had been arranged to commence discussions on holding the Urdd National Eisteddfod in the County
- The County Council was pressing to take action to stabilise the Allt-y-graig road.
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777. ANY OTHER BUSINESS

Councillor Tim Archer referred to steps already being taken by the Community Foundation Wales to further identify support for community groups and charities in rural communities.

The meeting ended at 8:35pm