

MINUTES OF A MEETING OF CYNGOR TREF ABERAERON
HELD ON TUESDAY 8th SEPTEMBER 2026 at 7:00pm
AT THE MEMORIAL HALL, ABERAERON

PRESENT: Councillor Rhodri Jones (Chairman); Councillors Tim Archer, Aled Davies, Phill Davies, Elizabeth Evans, Agnieszka Kalinowska and Diana Mace.

793. APOLOGIES

Councillors Rhys Davies, Darryl Evans and Lloyd Garvey together with the Town Clerk, Denfer Morgan, apologised for their inability to attend the meeting.

794. PERSONAL MATTERS

The Chairman referred to the recent passing of Finlay Tarling in the Volta a Portugal cycling road race accident and members paid tribute to the young man's achievements and to him also taking the opportunity to be an ambassador for the town.

795. DISCLOSURE OF PERSONAL AND PREJUDICIAL INTEREST

Councillor Diana Mace disclosed a personal and prejudicial interest in the matter referred to in 798ii)c) below, namely planning application A260502 and left the meeting room during its consideration.

796. MINUTES OF THE MONTHLY MEETING OF THE COUNCIL HELD ON 14th JULY 2026

It was **RESOLVED** to approve, as a correct record, the Minutes of the Meeting of the Council held on 14th July 2026.

797. FINANCE MATTERS

It was **RESOLVED**

a) to note the following payments made under delegated authority:

Invoice Details	Sum £
Teresa Tanahill (Street Cleaning July 2026 - 137.25 hours @ £17 per hour)	£2,333.25
SSE (Belle Vue Terrace electricity supply)	£399.25
SSE (Quay Parade electricity supply)	£319.54

b) to approve the following payments:

Invoice Details	Sum
Online Playgrounds (Playground repairs parts)	£82.06
Cllr Rhodri Jones reimbursement (Playground repairs parts)	£15.44

Wales Audit (2024-25 Audit)	£272.65
Ceredigion County Council (South Beach Toilets Annual SLA)	£6,353.36
Goetre Villa (1 replacement cherry tree and watering of trees at Square Field and Parc-y-fro)	£2,034.00
Teresa Tanahill (Street Cleaning August 2026 – 171.5 hours @ £17 per hour)	£2,915.50
<i>Clerk's Salary (Qtr 2 Jul-Aug-Sept)</i>	
Denfer Morgan	£1,517.36
HMRC (PAYE)	£379.34

798. **PLANNING MATTERS**

It was **RESOLVED** as follows:-

- i) to **note** the comments submitted to the Local Planning Authority in respect of the undermentioned planning applications following the exchange of emails during the August recess:

a) A260394 - 18 Market Street, Aberaeron (Deli Lazzaro). Removal / Variation of condition 2 & 6 from planning permission A250699

Comment: No objection

b) A260397 - Lloyds Pharmacy, 2 Alban Square, Aberaeron. Conversion of first floor storage space to two apartments including new first floor rear extension and provision of single storey rear extension to provide storage and rear access/ egress to existing Pharmacy

Comments: The Town Council objects to the application and would draw your attention to comments made by it in respect of previous applications to convert premises into residential and holiday accommodation in that the LPA must take into consideration the provision of adequate parking and bin storage when determining this type of application.

c) A260435 - Peniel Chapel, Water Street, Aberaeron. Adoption and conversion of Chapel and attached school room into a flexible community venue'

Comment: The Town Council is basing its comments on what it understands is a bona fide LBC application, despite it being described by the Applicants' Agents on p21 of the Design and Access Statement as a "pre-application submission which seeks guidance from Ceredigion County Council on the scope and acceptability of the proposed works prior to a full Listed Building Consent application and associated planning application."

Indeed, it questions the motive of the Agents in:

- describing this LBC application as a pre-application submission, and

- submitting this LBC application in advance of a full planning application and not concurrently.

Whilst the Town Council welcomes steps to renovate this Listed Building, it has concerns over the lack of detail regarding what sort of live professional concerts, performance and community gatherings are being considered, anticipated bar opening times and licencing arrangements, the potential impact on surrounding residences and lack of parking in the immediate vicinity. In summary, the Town Council objects to this LBC application as it feels that it is hampered by its inability to consider details which should be included in a concurrent application for planning permission.

d) A260448 (Household) / A260450 (LBC) - Gilvin, 4 Wellington Street, Aberaeron. Proposed Extension And Alterations To Dwelling

Comment: No objection

ii) to make the comments as recorded on the undermentioned planning applications, as statutory consultees:-

a) A260464 - Noddfa, 2 Belle Vue Terrace, Aberaeron. Proposed domestic garage to include removal of outhouse and rear boundary wall

Decision: No objection

b) A260476 (Householder) and A160477 (LBC) - 15 Victoria Street, Aberaeron. Proposed Extension and Alterations to Dwelling

Decision: No objection

c) A260502 (Full Planning) Peniel Chapel, Water St, Aberaeron. Adoption and conversion of Chapel and attached school room into a flexible community venue

Detailed consideration was given to this full planning application. It was noted in particular that the application was for a “community-focussed events venue” and did not specify any proposed change of use to the building. Whilst the accompanying Community Provision Statement emphasised increased opportunities for community-based activities, it appeared not to preclude the venue being used for unspecified events of a commercial nature during the day and evenings which would appear to be the reason for including the provision of a licensed bar area in the plans. The lack of detailed information in this regard was a cause for concern.

Members questioned the need for an additional community venue in the town stating that it was already well-served with such establishments.

Members discussed the Chapel’s location in Water Street which is a residential area and a narrow street, leading to concerns that such a development would lead to problems being created such as increased traffic, access for the loading and unloading of large service vehicles, parking pressures, safety considerations for pedestrians and noise impact for residents. Members were of the opinion that late-evening events would, in particular, have significant detrimental effects of this kind on this residential area.

Councillor Elizabeth Evans referred to initial discussions with the planning case officer, including the comments submitted by Highways and Environmental Services in respect of the application; and stated that they did not appear to address the longstanding parking, loading and unloading issues at Water Street; together with the poor condition of its surface. The pavements on either side of the road were owned by the frontagers which added to the highway aspects associated with the development. Councillor Evans also referred to the County Council ownership of the rear car park which would hamper the storing of commercial waste and the provision of a fire escape at that location.

Members concluded that their objections were broadly on the same basis as for the previous Listed Building Consent application and there was general consensus that the development as described would have an adverse impact on residents of Water Street with regard to increased traffic issues and noise.

Decision: To object to the application for the following reasons:-

- The application contained insufficient detailed information about its proposed future use such as the nature of events and opening times which prevented the Council from coming to an informed decision
- The development would have detrimental effects on residents including parking, deliveries, access and pedestrian safety.

799. COUNCIL LAND MATTERS

It was **RESOLVED** as follows:

a) Square Field:

- the repairs undertaken to the playground equipment was noted
- the hedge was due to be cut shortly

b) Parc-y-fro:

- it was noted that temporary work had been done to the climbing frame and that permanent repairs would be undertaken shortly;
- the branches which had become detached and fallen from a tree needed to be taken away;
- the sensors had been delivered and needed to be installed

c) Allt-y-graig: to proceed with arrangements to deal with diseased trees which had been identified as needing attention

d) Banc Bach: to arrange an inspection of the site.

800. DIGITAL PROJECTS UPDATE

- a) The photopoint sign had still to be delivered and the Clerk was requested to request the current position from the supplier.

- b) The LoRaWAN people counter had now been delivered and it was agreed to arrange for its installation at Parc-y-fro.

801. HARBOUR MATTERS

Councillor Elizabeth Evans reported that she had had positive discussions with the new harbour manager, including discussing past records which showed greater annual income and appeared to indicate that the harbour did not currently generate sufficient income due to the year-on-year increase in fees resulting in people not renewing their moorings and not attracting new moorings.

There were around 40 boats currently being moored in the harbour with a particular reduction in the number of keel boats, which were adversely affected by the restricted period for entering and leaving the harbour.

Reference was made to the important contribution made by the harbour to tourism in the area with the number of boats on their moorings and the harbour views being an attraction in itself; and that this feature of the Town was being adversely affected by the reduction in boats.

Councillor Elizabeth Evans stated that she would be pressing for greater clarity by the County Council on future management and fees, by way implementing a 5 year management plan which would provide stability for the benefit of existing boat owners and would help attract new users.

Members noted that Councillor Evans would be continuing to pursue these matters as County Councillor.

802. ALBAN SQUARE BUS STOP

Consideration was given to the request of Transport for Wales for the Council to consider providing it with a section of the Square Field hedge running alongside the bus stop to enable it to “create a “bay” that occupies the current space where a small portion of the hedge is that allows a wheelchair user to access the lift. The hedge would then be replaced around the bay.”

Members considered the request in detail and in particular in the context of Square Field being a designated Village Green and also the Ceredigion Centenary Field which placed certain restrictions on the use and development of the Field. It was noted that TfW had not been in a position to provide specific information as to the size and location of the proposed ramp prior to the meeting.

Following consideration of the request, it was **RESOLVED** to inform Transport for Wales that Members were unable to come to an informed decision due to the lack of detailed information and in particular specific measurements which were needed to evaluate the impact of such a development.

803. **SOCIAL MEDIA**

The Chairman encouraged his fellow Members to provide a personal biography for the Council's Facebook page which would be developed when additional information came to hand.

Reference was made to the invitation from Visit Mid Wales in respect of xxx and it was **RESOLVED** not to do so due to its cost and that the publication was more suitable for local businesses.

804. **2025-26 ANNUAL REPORT**

Consideration was given to the draft 2025-26 Annual Report prepared by the Clerk.

It was **RESOLVED** to approve the Annual Report subject to omitting the reference to the now out of date 2021-24 Business Plan.

805. **REPORT OF COUNTY COUNCILLOR ELIZABETH EVANS**

Councillor Evans reported on the following;

- There were indications that summer trading had been particularly strong in the Town, with high take-up in the hospitality sector and increased retail spending. A further business was expected to move into a town-centre premises.
- There had been meetings with the Police over the summer but no major new issues had been identified, although vandalism and anti-social behaviour remained concerns. There had been complaints about excessive noise and anti-social behaviour in the town centre during the bank-holiday Saturday and Sunday, with Sunday described as particularly severe. The Police had been called in one particular instance and factors included a large number of people leaving the rugby sevens event and entering the town at once, and concerns about underage drinking.
- Action was being taken to improve the signage on the breakwater requesting cyclists to use it in a safe manner, taking account of other users
- Repairs to the Castle Lane toilets, which had been damaged by fire, were now proceeding. The Police had indicated that there was insufficient evidence to enable any action against the suspected perpetrators to proceed.
- The new Welsh Government Minister had upheld the previous Minister's decision not to review the Final Proposals of the Ceredigion Community Review, which meant that membership of the Council would be reduced to eight following next year's elections.
- Street cleaning had worked well throughout the Bank Holiday weekend, with the Council's contractor working on all days; and with the County Council providing increased services including waste bins being emptied three times a day rather than once, an additional litter-picking being provided during the day, and the requested

extra wheelie bins located outside the county hall, at the top of the slip and by the bus stop reported to have worked well.

- Councillor Evans stated that she would be discussing two matters with a Council officer in respect of beaches, namely the need to improve access to South Beach both for safety reasons and, with sea water quality, to explore the possibility of applying for a Rural Beach Award. County Council Officers would also be asked to deal with any redundant timber and iron structures protruding from the beach and causing a safety hazard.

806. ANY OTHER BUSINESS

Consideration was given the invitation from Visit Mid Wales for the Council to place an advertisement in the 'Mid & West Coast Wales Bedroom Browser 2027-28'.

It was **RESOLVED** not to place an advertisement as Members were of the opinion that it would be more suitable for businesses in the tourist sector.

The meeting ended at 8:45pm