MINUTES OF HARLECH COMMUNITY COUNCIL MEETING HELD AT THE OLD LIBRARY, HARLECH AT 7.30 P.M. ON 03.02.25

APOLOGIES

Cllr. Christopher Braithwaite (Chairman), Ceri Griffiths, Gordon Howie,

PRESENT

Cllrs. James Maxwell (Vice Chairman), Edwina Evans, Wendy Williams, Rhian Corps, Mark Lewis, Simon Turner, Martin Hughes, Reg Chapman, and Cllr. Annwen Hughes and Gwynfor Owen (Gwynedd Council).

In the absence of the Chairman the Chair was taken by the Vice Chairman

There were 15 members of the public present at the meeting

CHAIRMAN'S ANNOUNCEMENTS

The Chairman stated that the way forward group had met and had accepted the recommendations in the Audit Wales and Mr. Hanks reports and the important matter is to establish a new website for the Council.

MINUTES

The minutes of the meeting held on Janujary 6th and 27th 2025 were found to be correct.

Cllr. Reg Chapman did not accept the minutes from the 6th January meeting as correct because the matter relating to the Council's budget for the 2025/26 year is not correct because these figures have not been accepted. He had sent an amendment to be included in the minutes but this had not been accepted. The Clerk stated that the Chairman had decided that the minutes were correct as they were. The Members that were present accepted that the minutes were correct apart from Cllrs. Reg Chapman and Martin Hughes.

MATTERS ARISING FROM THE MINUTES

There were no matters arising from the minutes

DECLARATION OF INTEREST

Cllr. Mark Lewis declared an interest regarding the matter with HAL and he signed a personal Declaration of Interest form and he was not present when the matter was discussed.
Cllr. Simon Turner declared an interest regarding the matter with HAL and he signed a personal Declaration of Interest form and he was not present when the matter was discussed.
Cllr. Reg Chapman declared an interest regarding the matter with HAL and he signed a personal Declaration of Interest form and he was not present when the matter was discussed.

GWYNEDD COUNCIL MATTERS

The following report was received from Cllr. Annwen Hughes and Gwynfor Owen. Cllr. Annwen Hughes reported that since the last meeting that she had noted that during December, a sign had been placed on the payment machine displaying that the parking lot at Min y Don was free because the nearby toilets had closed. She had contacted the relevant Officer at Gwynedd Council about this and was informed that the sign was fake and not an official sign from Gwynedd Council. She had received several complaints regarding the untidy condition of the town when coming in from the Llanfair direction and had discussed this matter with an Officer from the National Park as the area being within the town's Conservation Area. She had received complaints that down beach road had not been gritted during the cold weather at the beginning of last month and she had contracted the Highways Department with regards to this matter.
Cllr. Gwynfor Owen stated that he had received complaints about the site of the old school and that Gwynedd Council had commissioned a report to to develop the site. Gwynedd Council's financial situation is very fragile as their settlement they received was the next to the bottom in Wales but the Welsh Government budget has yet to be decided and the Council tax will rise be around 8.9%. He had visited the Ffridd Rasus site and there are exsiting development going ahead there but he had received complaints that private rubbish lorries were travelling through Harlech.

MATTERS ARISING

Budget Plan

It was reported that the Council had spent £58,723.75 (which included bank charges) since the start of the new financial year and this was £39,801.80 less expenditure than what was earmarked in the budget for the year (This is after the budget has been revised).

The Chairman stated that this matter would be discussed at the end of the agenda

HAL Update and Resolution

The following report was received from Cllr. Mark Lewis on behalf of the HAL Board Members

Finances:

£8,455 General account £6,321
Lottery grant for swimming lessons, publicity etc. £14,776
Total funds £6,943
HSBC loan. Due on 22nd April.
£12,000 owed to Gwynedd Council for electricity.
£18,943 Total debts

We have one more payment to close out the electricity (now shut off). Afte that the burn rate is £0 until July when the insurance policy expires. Our aim is to complete the asset transfer and do a voluntary strike off of the company by then. Gwynedd Council has agreed to write off the entire £12,000 owed if we decide on a community oriented outcome for the site before the end of February. If the decision slips beyond that then Gwynedd has to return the budget and HAL is bankrupt. If bankrupt, HAL is not allowed to transfer the asset and it will return to the crown. The National Lottery has agreed that if we decide on a community oriented outcome for the site then the balance of the lottery grant does not need to be repaid. The team recommends that HCC make the February and March precept payments to HAL. This money will be used to pay legal fees associated with the asset transfer and any insurance costs if it is not possible to complete the transfer by July. When HAL is struck off, any unspent money will be returned to HCC.

Planning:

The team met with Aled Lloyd head of Snowdonia Planning. He said he is likely to support any option that improves on the visual appeal of the current building. Acceptable options discussed include a new gymnastics center, a hotel, a hospital, a care home or new housing.

Risk reduction:

Both community oriented options under consideration are dependent on securing grants. That funding is uncertain. It is crucial that we avoid the scenario where the asset is transferred to a third party who then fails to win sufficient grants, goes out of business and returns the asset to the crow They might also sit on the asset for years and eventually sell it. To ensure this does not happen, we propose that HCC receives the asset then leases all or part of it to the third party. If that third party either fails financially or fails t deliver the promised benefits to the community then the lease can be broke and HCC can redeploy the asset as best meets the needs of the community. Gwynedd Council have agreed to work with HCC on a legal framework that enables HCC to sell the asset for the best possible price on the open market and split the proceeds 50/50 if a community oriented project fails. This ensures that HCC is not stuck paying liability insurance for a decaying building that no-one wants and we cannot sell. The remaining options on the table are:

* Sell the asset on the open market and donate Harlech's share of the proceeds to HCC who use them to fund community projects. We have confirmed that the asset has commercial value and are working to quantify that. We need to confirm the terms of a sale with Gwynedd Counci

* Transfer the site to HCC who will lease part of it to Moelwyn Gymnastics Academy (“MGA”). They will demolish the existing building to build a new north Wales national gymnastics center with an attached community wellness hub. HCC will retain control of the car park, access road and fence. MGA’s lease will cover their share of the maintenance of those common parts. The lease agreement will define timelines for fundraising construction and opening as well as the community facilities that will be provided. MGA is open to working with HCC on the siting of the new building, opening the possibility of other community group(s) constructing football changing rooms, a smaller pool or other facilities as part of a broader leisure hub owned by HCC.
* Transfer the asset to HCC who will lease part or all of it to a new entity (“HAL2”) set up by a group of locals led by Laura Sanderson. They propose to apply for grants to repair and re-open the pool and climbing wall, and to introduce new facilities such as a sauna. Control of the car park and common spaces and potential support from HCC via the precept are still to be agreed. This team has done great work in the last month making emergency fixes to the building to stop leaks getting worse.

Timeline:

The interested groups must provide their proposal and financial plan b February 7th and then present to the HAL / HCC team on February 12th. All options will be presented at the public consultation meeting on February 19th. The HAL / HCC team will make a final decision on February 21st an communicate this to Gwynedd Council in time to write-off the £12,000 debt.

Justification of Timing of Decision

By providing human and capital resources, HCC has given us nearly 3 months to investigate and select the best way forward for the swimming pool site. In December we were faced with the asset going to the crown estate by the end of the week. Three members of the previous HAL board resigned after their first meeting with us becaus we did not rubber stamp their preference of a rapid transfer to Moelwyn Gymnastics and instead insisted on evaluating all options. We requested ideas from the public in December and early January.
We plan to make a decision before the end of February because:

1. Gwynedd council will only write off the £12K owed for electricity if w choose a community oriented option in February.
2. The next insurance payment is due in July. This will be £6K plus. We need to complete the legal transfer of the asset by then. That means initiating the legal process ASAP. We have to negotiate alterations to the deeds with Gwynedd, the transfer to HCC and a lease with the new tenant.
3. Moelwyn Gymnastics wanted a decision months ago. They have warned us that they are developing other options and their patience is stretched.
4. The 2 previous HAL board members that stayed on have committed their time until March. The whole team is burnt out. Personally, I cannot dedicate this much time to the project much beyond February.
5. More time and information is always nice, but the team voted and decided that by the end of February we will have enough information to make a decision. This information is always going to be incomplete. For example, we don’t know if the bidders will actually be awarded the grants they are aiming for. We don’t know if the promised visitor numbers will materialize. We don’t know if we will be able to agree and sign a lease agreement with the new tenant. We don’t know if the chosen management team will deliver on its promises. We have to make a decision by balancing potential benefits and risk.

The 5 HAL company directors have a legal obligation to pay off ou creditors before making any asset transfer. Delaying by only a month might cost us £18K and make it impossible to transfer the asset. We would then be obligated to sell it to clear our debts

Resolution:

To move forward with the plan outlined above, the HCC sub-committee responsible for HAL request that HCC Members approve the following resolution

Before starting a conversation regarding the below the Chairman asked the HCC sub committee who are responsible for HAL and members of the public that were present to leave the room so as to safeguard Members of the Community Council. A vote was had regarding this and Cllrs. James Maxwell, Rhian Corps, Edwina Evans and Wendy Williams were in favour of the public to leave and Cllr. Martin Hughes was against the public to leave.

Harlech Community Council agrees to take ownership of the assets of HAL and lease the property to the third party chosen by the HAL / Harlech Community Council joint team. That third party will pay to redevelop all or part of the site. The property and all improvements will remain the property of Harlech Community Council. To protect the community from a stalled or failed project, the lease will specify milestones that must be met or the lease will be subject to termination, at which point Harlech Community Council can dispose of the asset as best meets the needs of the community. This arrangement is subject to Gwynedd Council negotiating a legal framework that enables Harlech Community Council to sell the asset for the best possible price on the open market with the proceeds split 50/50 between Harlech Community Council and Gwynedd Council. Harlech Community Council will pay the balance (if any) of HAL's running costs, legal costs and debts to ensure HAL is free of debt at the time of the transfer. The Harlech Community Council sub-committee responsible for HAL is authorized to negotiate the legal agreement with Gwynedd Council and to negotiate the lease agreement with the chosen third party. The sub committee is authorized to engage professional legal advice at the expense of Harlech Community Council.
Cllr. Martin Hughes requested an amendment to the above resolution by adding the following – that a risk register both structural and financial is created. The Members that were present agreed to this amendment.

Council's Financial Risk Assessment Policy

The Clerk reported that the above item as a rule is included in the January agenda of the Council meeting, but unfortunately there was not enough time to discuss it at that meeting. The Clerk had forwarded a copy of this policy already to the Members. Everybody accepted the above policy.

Council's Website

The Clerk reported that she had contacted four companies regarding creating a new website for the Council and that two had been in contact. After a discussion it was agreed to ask Mr. Owen Brown to create a website for the Council and for the Clerk to contact him regarding this matter.

Council's Assets Register

It was reported that the above register had been sent to every Member some time ago and after a discussion it was agreed to accept it.

Allotments

Cllr. Reg Chapman reported that a meeting had taken place on the above site with the present tenants last Saturday the 1st of this month and that another meeting is been held with the ones that are interested in renting an allotment next Saturday the 8th of this month. It was made known there was a need to create a path throught the middle of the site and also some of the tenants will be taking over the running of the site. It was stated that the piece of land near the allotments needed to be reinstated to its original state.

Nature trail management plan

The Clerk reported that she had received two reports from the Tree and Woodland Officer, Snowdonia National Park regarding the trees on the above nature trail and stated that it was recommended for the Community Council to close the woodland path until the necessary work required on some trees had been carried out. Also a report on the ancient woodland survey was recevied from the same Officer and he stated that money is available for any capital

works so they can pay for the work needed to control the Laurel which is been recommended in the report and they can also contribute up to 50% towards the work of making the trees safe (up to £2,500). It was agreed to ask the Tree and Woodland Officer to borrow the "footpath closed" signs and also get some red and white tape from him. Also it was agreed to ask Mr. Tom Edwards to carry out the necessary work on the trees as outlined in both reports as soon as possible.

Penygraig Land

The Clerk reported that she had received a letter of terms from Mr. Dylan Edwards, Solicitor from the firm Guthrie Jones & Jones, regarding the above matter and asking the Council to pay £2,400 as Adult Education Wales legal costs as had been agreed for the transfer of this land to the Council. They were also asking the Council to pay £800 in order for them to carry out land searches. 'The Council had received a letter of terms from Guthrie Jones & Jones explaining the relationship between them and the Council, and asking the Council to sign it if they were happy with its contents. It was agreed that these payments were paid and also it was agreed that the Vice Chairman and Clerk sign the letter of terms on behalf of the Council.

PLANNING APPLICATIONS

Non-Material amendment to NP5/61/479C dated 08/12/2023 to reduce the size of the proposed garage and removal of windows and rooflights Bryn Gwylan, Ffordd Uchaf, Harlech (NP5/61/479D).

Support this application.

Erection of a rear and side balcony with glass balustrades, new bridge to access upper garden and erection of new timber pergola to terrace Afallon, Ffordd Pen Llech, Harlech (NP5/61/670)

Support this application.

Demolition of existing steel balcony and erection of new steel and glass balcony on rear (West elevation), block up two windows and installation of 'bee post' Treflan, 32 Heol y Bryn, Harlech (NP5/61/671)

Support this application.

Discharge Condition 17 (Street names & associated signage) attached to Planning Permission NP5/61/654 dated 17/01/2025 Land adjoining Pen yr Hwylfa, Harlech (NP5/61/654E)

Support this application.

RESPONSIBLE FINANCIAL OFFICER

The Responsible Financial Officer reported that there was £11,880.73 in the current account and £103,816.06 in the reserve account.

Invoices needing payment since last meeting

One Voice Wales	£40.00	Councillor's training
Gwynedd Council	£210.00	election costs
Gwynedd Council	£1,143.07	erect and take down Christmas lights
Signs Workshop Ltd	£474.00	small noticeboard for King George V playing field
Signs Workshop Ltd	£1,624.80	large noticeboard for King George V playing field
Guthrie Jones & Jones	£2,400.00	legal costs regarding purchase of Penygraig land
Guthrie Jones & Jones	£800.00	Searches of Penygraig land
Old Library Committee	£216.00	hire of meeting room
Welsh Water	£486.06	water for the toilets near the castle
Welsh Water	£17.53	water tap in the allotments

Applications for financial contributions

Harlech & Ardudwy Leisure - £1,824.75 – precept proposal (monthly payment)

The above payments were processed by Cllr. Simon Turner and Cllr. Edwina Evans approved the payments and permission was granted to the Clerk/Treasurer to make payment on line or by cheque at the end of the meeting. The Responsible Financial Officer was given permission to transfer £20,000 from the deposit account into the current account.

Monies received since last meeting
Customs & Excise - £280.10 – reimbursement of VAT
Pritchard and Griffiths - £945.00 – burial of the late Mrs Olwen Muriel Lloyd
Pritchard and Griffiths - £945.00 – burial of the late Mrs Gweneth Mair Evans

Invoices paid since the last meeting
Catrin Soraya Williams – none - translation services

The Responsible Financial Officer stated that it was time to ask Ms Luned Fon Jones from the Finance Department, Gwynedd Council if she would be willing to act as an Internal Auditor for the Council again this year. It was agreed that the Responsible Financial Officer send this letter asking to act on our behalf again this year.

CORRESPONDENCE
Gwynedd Council – Environment Department
A letter had been received from the Building Regulations Department informing the Council that the developer of the new housing estate near Pen yr Hwylfa has suggested the following name for the development: Gwel y Castell, and that they would appreciate the Council's feedback on the name as soon as possible. They also state that if the Council opposes the suggested name, the objection must be a valid one, i.e., a similar name in the area. The Clerk reported further that she had received an email from Mrs Annwen Parry Williams, Headteacher of Tan y Castell Primary School, stating that the pupils of the school had suggested some names for the new estate, with Llys Meillion being their favourite. The Clerk had already forwarded this letter to the Members. It was agreed to reply stating that the Council would be glad to see the estate named as Llys Meillion or Cae Meillion

Gwynedd Council – Environment Department
Received a letter from the above informing the Council that Ffordd Uchaf from a point near Brig y Don would be closed on the 24th of this month due to the need on health and safety grounds to the public during a communication pipeline restoration on behalf of Welsh Water. The Clerk had already forwarded this letter to the Members.

Gwynedd Council – Housing and Property Department
Received a letter from the above regarding the Art Work Licence at Bron y Graig Park, Harlech and asking the Council to confrim its agreement to the terms and conditions of the Licence by signing and returning a copy of this letter. The Clerk had already forwarded this letter to the Members. It was agreed that the Vice Chairman would sign this Licence on behalf of the Council.

One Voice Wales
Received an e-mail from the above together with a questionaire regarding area committees and asking for the Council to complete this by the 28th of this month. The Clerk had already forwarded this e-mail to the Members. It was agreed that Cllr. Martin Hughes and the Clerk would complete this on behalf of the Council.

One Voice Wales
Received a letter from the above informing the Council that the One Voice Wales annual general meeting will be held on line on Tuesday March 11th between 4.00 and 6.00 p.m. The Clerk had already forwarded this letter to the Members. Cllr. Martin Hughes agreed to attend this on behalf of the Council.

Sian Gwenllian AS

A letter was received by the above asking for the Council's support in developing a Dental School in Bangor and to send a letter to Jeremy Miles AS stating their support. It was agreed to support this development.

Mr. Giles Bentham

It was reported that the Chairman had received an e-mail from the above informing him that he was resigning as a member of the Council. It was decided to forward this e-mail to the Electoral Department of Gwynedd Council.

SIGNED... Chairman

DATE... 828.

COFNODION O GYFARFOD CYNGOR CYMUNED HARLECH A GYNHALIWYD YN YR HEN LYFRGELL, HARLECH AM 7.30 O'R GLOCH 03.02.25

YMDDIHEURIADAU

Cyng. Christopher Braithwaite (Cadeirydd), Ceri Griffiths, Gordon Howie,

PRESENNOL

Cyng. James Maxwell (Is-Gadeirydd), Edwina Evans, Wendy Williams, Rhian Corps, Mark Lewis, Simon Turner, Martin Hughes, Reg Chapman, a'r Cyng. Annwen Hughes a Gwynfor Owen (Cyngor Gwynedd).

Yn absenoldeb y Cadeirydd cymerwyd y Gadair gan yr Is-Gadeirydd

'Roedd 15 aelod o'r cyhoedd yn bresennol ar gychwyn y cyfarfod.

CYHOEDDIADAU Y CADEIRYDD

Datganodd y Cadeirydd fod y Pwyllgor Ffordd Ymlaen wedi cwrdd ac wedi ystyried argymhellion adroddiad Hanks a'r is-bwyllgor Archwilio. Argymhellodd y Pwyllgor Ffordd Ymlaen fod y Cyngor ym mhwyllgor y Cyngor ym mis Mawrth yn derbyn yr argymhellion yn llawn ynghyd â'r amserlen a luniwyd i'w cyflawni. Er y bydd nifer o'r argymhellion yn cymryd amser i'w cyflawni, cynghorodd aelodau'r Pwyllgor Ffordd Ymlaen yn gryf y dylid sefydlu'r wefan newydd ar frys.

COFNODION

Derbyniwyd cofnodion o gyfarfod Ionawr 6ed ar 27ain 2025 fel rhai cywir.

Nid oedd y Cyng. Reg Chapman yn derbyn bod y cofnodion o gyfarfod y 6ed o Ionawr yn gywir oherwydd bod y mater yn ymwneud a cyllideb y Cyngor am y flwyddyn 2025/26 ddim yn gywir am bod y ffigyrau hyn heb gael eu derbyn. 'Roedd wedi anfon gwelliant i'w gynnwys yn y cofnodion ond nid oedd hwn wedi cael ei dderbyn. Datganodd y Clerc bod y Cadeirydd wedi datgan bod y cofnodion yn gywir fel ag yr oeddynt. 'Roedd yr Aelodau oedd yn bresennol yn derbyn y cofnodion fel rhai cywir arwahan i'r Cyng. Reg Chapman a Martin Hughes.

MATERION YN CODI O'R COFNODION

Nid oedd unrhyw fater yn codi o'r cofnodion.

DATGAN BUDDIANT

Datganodd y Cyng. Mark Lewis ddiddordeb yn y mater yn ymwneud a HAL ag fe arwyddwyd Dogfen Datgan Buddiant Personnol ganddo ag nid oedd yn bresennol pan drafodwyd y mater.

Datganodd y Cyng. Simon Turner ddiddordeb yn y mater yn ymwneud a HAL ag fe arwyddwyd Dogfen Datgan Buddiant Personnol ganddo ag nid oedd yn bresennol pan drafodwyd y mater.
Datganodd y Cyng. Reg Chapman ddiddordeb yn y mater yn ymwneud a HAL ag fe arwyddwyd Dogfen Datgan Buddiant Personnol ganddo ag nid oedd yn bresennol pan drafodwyd y mater.

MATERION CYNGOR GWYNEDD

Fe dderbyniwyd yr adroddiad canlynol gan y Cyng. Annwen Hughes ar Cyng. Gwynfor Owen – Adroddodd y Cyng. Annwen Hughes ers y cyfarfod diwethaf ei bod wedi sylwi yn ystod mis Rhagfyr bod arwydd wedi cael ei osod ar y peiriant talu ag arddangos yn maes parcio Min y Don bod y maes parcio hwn am ddim oherwydd bod y toiledau gerllaw wedi cau ag 'roedd wedi cysylltu gyda'r Swyddog priodol o Gyngor Gwynedd ynglyn a hyn a wedi cael gwybod ganddynt mae arwydd ffug oedd wedi cael ei osod yna a nid arwydd swyddogol gan Gyngor Gwynedd. 'Roedd wedi derbyn sawl cwyn ynglyn a chyflwr bler y dref wrth ddod I mewn o gyfeiriad Llanfair a wedi cael trafodaeth ynglyn a hyn gyda Swyddog o'r Parc Cenedlaethol am bod yr ardal hyn I fewn yn Ardal Cadwraeth y dref. 'Roedd wedi cael cwynion bod ffordd glan y mor heb gael ei greianu yn ystod y tywydd oer ddechrau mis diwethaf ag 'roedd wedi cysylltu gyda'r Adran Priffyrdd ynglyn a hyn.

Adroddodd y Cyng. Gwynfor Owen ei fod wedi derbyn cwynion ynglyn a safle yr hen Ysgol a bod Cyngor Gwynedd wedi comisiynu adroddiad I ddatblygu y safle. 'Roedd materion cyllidol Cyngor Gwynedd yn fregus iawn am ei fod yr isaf ond un setliad o'r gwaelod yn Gymru ond bod cyllideb LLywodraeth Cymru heb gael ei gytuno eto a bydd treth y Cyngor yn codi tua 8.9%. Wedi ymweld a safle Ffridd Rasus a bod datblygiad cyffroes yno ond ei fod wedi derbyn cwynion bod loriau ysbwriel preifat yn teithio drwy Harlech.

MATERION YN CODI

Cynllun Cyllideb

Adroddwyd bod £58,723.75 (a oedd yn cynnwys costau banc) wedi cael ei wario ers cychwyn y flwyddyn ariannol newydd a bod hyn yn £39,801.80 o wariant yn llai na oedd wedi cael ei glustnodi yn y gyllideb am y flwyddyn. (Mae hyn ar ol i'r gyllideb gael ei ail wneud).

Datganodd y Cadeirydd byddai y mater isod yn cael ei drafod ar ddiwedd yr agenda

HAL a Rhybudd o Gynnig

Fe dderbyniwyd yr adroddiad canlynol gan y Cyng. Mark Lewis ar ran Aelodau Bwrdd HAL

Cyllid:

£8,455 Cyfrif Cyffredinol £6,321
Grant loteri ar gyfer gwersi nofio, hysbysebu ac ati. £14,776
Cyfanswm cronfeydd £6,943
Cerdyn banc HSBC. Dyled ar 22ain Ebrill.
£12,000 yn ddyledus i Gyngor Gwynedd am drydan.
£18,943 Dyledion cyfan

Mae gennym un taliad arall i'w wneud i ddod â'r taliad am y trydan i ben (nawr wedi ei gau lawr). Ar ôl hynny, bydd y defnydd o'r cyllid yn £0 hyd at Orffennaf pan ddaw'r polisi yswiriant i ben. Ein nod yw cwblhau trosglwyddo'r ased a gwneud tynnu'r cwmni'n wirfoddol erbyn hynny. Mae Cyngor Gwynedd wedi cytuno i ddileu'r holl £12,000 sydd yn ddyledus iddynt os ydym yn penderfynu ar ganlyniad wedi'i seilio ar y gymuned ar gyfer y safle cyn diwedd mis Chwefror. Os bydd y penderfyniad yn cael ei ohirio y tu hwnt i hynny, bydd rhaid I Gwynedd ddychwelyd y gyllideb ac y bydd HAL yn mynd yn fethdalwr. Os bydd HAL yn mynd yn fethdalwr, ni chaniateir i HAL drosglwyddo'r ased a bydd yn mynd yn ôl i'r Goron. Mae'r Loteri Genedlaethol wedi cytuno y bydd y balans o'r grant loteri yn ddi-dreth os ydym yn penderfynu ar ganlyniad wedi'i seilio ar y gymuned ar gyfer y safle. Mae'r tîm yn argymell y dylai HCC wneud y taliadau precept mis Chwefror a Mawrth i HAL. Bydd y arian hwn yn cael ei ddefnyddio i dalu costau cyfreithiol yn ymwneud â

throsglwyddo'r ased a phosibl gostau yswiriant os na ellir cwblhau'r trosglwyddiad erbyn Gorffennaf. Pan fydd HAL yn cael ei dynnu, bydd unrhyw arian na chaiff ei wario yn cael ei ddychwelyd i HCC.

Cynllunio:

Cynhaliodd y tîm gyfarfod gyda Aled Lloyd, Pennaeth Cynllunio Eryri. Dywedodd mai'n debygol y bydd yn cefnogi unrhyw opsiwn sy'n gwella apêl weledol yr adeilad presennol. Cafodd opsiynau derbyniol eu trafod, gan gynnwys canolfan gymnasteg newydd, gwesty, ysbyty, cartref gofal neu tai newydd.

Lleihau risg:

Mae'r ddau opsiwn wedi'u seilio ar y gymuned sy'n cael eu hystyried yn dibynnu ar sicrhau grantiau. Mae'r cyllid hwnnw'n ansicr. Mae'n hanfodol osgoi'r senario lle mae'r ased yn cael ei drosglwyddo i drydedd parti sy'n methu â sicrhau grantiau digonol, yn mynd allan o fusnes ac yn dychwelyd yr ased i'r Goron. Efallai y byddant hefyd yn eistedd ar yr ased am flynyddoedd ac yn ei werthu yn y pen draw. Er mwyn sicrhau nad yw hyn yn digwydd, awgrymwn y dylai HCC dderbyn yr ased ac yna lesu'r rhan fwyaf ohono neu ran ohono i'r trydedd parti. Os bydd y trydedd parti yn methu'n ariannol neu yn methu i ddarparu'r manteision a addawyd i'r gymuned, gellir dod ar les I ben a gall HCC ail-ddefnyddio'r ased yn y modd sy'n bodloni anghenion y gymuned orau. Mae Cyngor Gwynedd wedi cytuno i weithio gyda HCC ar fframwaith cyfreithiol a fydd yn galluogi HCC i werthu'r ased am y pris gorau posibl ar y farchnad agored ac yn rhannu'r incwm 50/50 os bydd prosiect wedi'i seilio ar y gymuned yn methu. Mae hyn yn sicrhau na fydd HCC yn cael ei dwyllo i dalu am yswiriant atebolrwydd ar gyfer adeilad sy'n pydru a nad oes unrhyw un eisiau ei brynu. Mae'r opsiynau ar gael ar hyn o bryd:

- Gwerthu'r ased ar y farchnad agored a rhoi rhan Harlech o'r elw i HCC er mwyn defnyddio'r arian i ariannu prosiectau cymunedol. Rydym wedi cadarnhau bod gan yr ased werth masnachol ac rydym yn gweithio i'w quantifio. Mae angen i ni gadarnhau telerau'r gwerthiant gyda Chyngor Gwynedd.

- Trosglwyddo'r safle i HCC a fydd yn lesu'r rhan fwyaf ohono i Academi Gymnasteg Moelwyn ("MGA"). Byddant yn dinistrio'r adeilad presennol i adeiladu canolfan gymnasteg genedlaethol Gogledd Cymru gyda chymunedol hyb lles. Bydd HCC yn cadw rheolaeth ar y maes parcio, y ffordd fynediad a'r ffens. Bydd lease MGA yn cynnwys cyfran o'r cynnal a chadw o'r rhannau cyffredin. Bydd y cytundeb lease yn diffinio amserlenni ar gyfer codi arian, adeiladu a chynhyrchu, yn ogystal â'r cyfleusterau cymunedol a ddarperir. Mae MGA'n agored i weithio gyda HCC ar leoliad y adeilad newydd, gan agor y posibilrwydd o grwpiau cymunedol eraill yn adeiladu ystafelloedd newid pêl-droed, pwll bach neu gyfleusterau eraill fel rhan o ganolfan hamdden ehangach sydd yn eiddo i HCC.
- Trosglwyddo'r ased i HCC a fydd yn lesu'r rhan fwyaf neu'r cyfan ohono i endid newydd ("HAL2") a sefydlwyd gan grŵp o bobl leol a arweinir gan Laura Sanderson. Maent yn bwriadu ceisio grantiau i atgyweirio a ailddechrau'r pwll nofio a'r wal ddringo, a chyflwyno cyfleusterau newydd fel saunâ. Mae'r rheolaeth ar y maes parcio a'r ardaloedd cyffredin a'r cymorth posibl gan HCC trwy'r precept yn dal i'w cytuno. Mae'r tîm hwn wedi gwneud gwaith gwych yn y mis diwethaf wrth wneud atgyweiriadau brys i'r adeilad i atal y llifogydd rhag gwaethygu.

Amserlen:

Bydd yn rhaid i'r grwpiau sydd â diddordeb gyflwyno eu cynigion a'u cynllun ariannol erbyn Chwefror 7fed ac yna eu cyflwyno i'r tîm HAL / HCC ar Chwefror 12fed. Bydd yr holl opsiynau yn cael eu cyflwyno yn y cyfarfod ymgynghori cyhoeddus ar Chwefror 19eg. Bydd tîm HAL / HCC yn gwneud penderfyniad terfynol ar Chwefror 21ain a chyfathrebu hyn i Gyngor Gwynedd mewn pryd er mwyn dileu'r ddyled o £12,000.

Cyfiawnhau amseru penderfyniad

Trwy ddarparu adnoddau dynol a chyllidol, mae HCC wedi rhoi bron i 3 mis i ni ymchwilio a dewis y ffordd orau ymlaen ar gyfer safle'r pwll nofio. Ym mis Rhagfyr, roeddem yn wynebu'r ased yn mynd i'r ystad y goron erbyn diwedd yr wythnos. Ymddangosodd tri aelod o fwrdd HAL blaenorol yn ymddiswyddo ar ôl eu

cyfarfod cyntaf gyda ni oherwydd nad roddwyd stamp cymeradwyaeth ar eu dewis o drosglwyddo cyflym i Moelwyn Gymnastics, ac yn hytrach, roeddem yn insisio ar werthuso pob opsiwn. Gofynnwyd am syniadau gan y cyhoedd ym mis Rhagfyr a dechrau mis Ionawr.

Rydym yn bwriadu gwneud penderfyniad cyn diwedd mis Chwefror oherwydd:

1. Dim ond os dewiswn opsiwn sy'n cael ei drefnu ar gyfer y gymuned ym mis Chwefror y bydd Cyngor Gwynedd yn dileu'r £12,000 sydd yn ddyledus am drydan.
2. Mae'r taliad yswiriant nesaf ar gyfer mis Gorffennaf. Bydd hwn yn £6,000 a mwy. Mae angen i ni gwblhau trosglwyddiad cyfreithiol yr ased erbyn hynny. Mae hynny'n golygu dechrau'r broses gyfreithiol mor fuan â phosib. Rhaid i ni drafod newidiadau i'r dogfennau gyda Gwynedd, y trosglwyddo i HCC a phrydles gyda'r tenant newydd.
3. Roedd Moelwyn Gymnastics eisiau penderfyniad misoedd yn ôl. Maent wedi rhybuddio wrthym fod ganddynt opsiynau eraill yn datblygu ac mae eu amynedd wedi'i gyfyngu.
4. Mae'r 2 aelod blaenorol o fwrdd HAL sydd wedi aros wedi ymrwymo i'w hamser tan fis Mawrth. Mae'r tîm cyfan wedi blino. Yn bersonol, ni allaf neilltuo llawer mwy o amser i'r prosiect y tu hwnt i fis Chwefror.
5. Mae mwy o amser ac o wybodaeth bob amser yn ddefnyddiol, ond pleidleisiodd y tîm a phenderfynodd y byddwn yn cael digon o wybodaeth erbyn diwedd mis Chwefror i wneud penderfyniad. Bydd yr wybodaeth hon bob amser yn anhegwch. Er enghraifft, nid ydym yn gwybod a fydd y ceisiadau am grantiau y bydd y cynigwyr yn eu derbyn. Nid ydym yn gwybod a fydd y niferoedd ymwelwyr a addawyd yn ymddangos. Nid ydym yn gwybod a fyddwn yn gallu cytuno a llofnodi cytundeb prydles gyda'r tenant newydd. Nid ydym yn gwybod a fydd y tîm rheoli a ddewisir yn cyflawni'r hyn maent yn ei addo. Mae'n rhaid i ni wneud penderfyniad trwy gydbwyso'r manteision posibl a'r risgiau.

Mae gan 5 cyfarwyddwr cwmni HAL ddyletswydd gyfreithiol i dalu ein crededwyr cyn gwneud unrhyw drosglwyddiad ased. Bydd oedi o fis yn unig yn ein costio £18,000 ac yn ei gwneud yn amhosibl trosglwyddo'r ased. Byddwn wedyn yn cael ein gorfodi i'w werthu er mwyn clirio ein dyledion.

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Penderfyniad:

Er mwyn symud ymlaen gyda'r cynllun a amlinellwyd uchod, mae is-bwyllgor HCC sy'n gyfrifol am HAL yn gofyn I Aelodau HCC gymeradwyo'r penderfyniad hwn.

Cyn cychwyn y drafodaeth ynglyn ar isod gofynnodd y Cadeirydd I is-bwyllgor HCC sydd yn gyfrifol am HAL ag aelodau y cyhoedd oedd yn bresennol I adael yr ystafell er mwyn diogelu Aelodau o'r Cyngor Cymuned. Fe gafwyd bleidlais ynglyn a hyn ag 'roedd y Cyng. James Maxwell, Rhian Corps, Edwina Evans a Wendy Williams o blaid I'r cyhoedd adael ar Cyng. Martin Hughes yn erbyn I'r cyhoedd adael.

Mae Cyngor Cymuned Harlech yn cynnig cymryd perchnogaeth o asedau HAL a llogi'r eiddo i'r trydydd parti a nodwyd gan dîm cyfun HAL / Cyngor Cymuned Harlech. Bydd y trydydd parti yn talu i adnewyddu'r safle neu rhan o'r safle. Bydd yr eiddo a'r holl welliannau yn parhau i fod yn eiddo i Gyngor Cymuned Harlech. Er mwyn amddiffyn y gymuned rhag prosiect sydd yn cael ei ohirio neu sy'n methu, bydd y les yn nodi camau a rhaid eu cyflawni, neu bydd y lles yn ddarostyngedig i derfynu, ar yr adeg honno bydd Cyngor Cymuned Harlech yn gwaredu'r ased fel sy'n cwrdd orau â hanglenion y gymuned. Mae'r cynnig hwn yn amodol ar Gyngor Gwynedd yn ystyried trafod fframwaith cyfreithiol fyddai yn galluogi Cyngor Cymuned Harlech i werthu yr ased am y pris gorau posib ar y farchnad agored gyda'r elw yn cael ei rannu 50/50 rhwng Cyngor Cymuned Harlech a Cyngor Gwynedd. Byddai Cyngor Cymuned Harlech yn talu y balans (os oes unrhyw) o

gostau rhedeg HAL, costau cyfreithiol a dyledion er mwyn sicrhau bod HAL yn rhydd o ddyled ar adeg y trosglwyddiad. Mae is-bwyllgor Cyngor Cymuned Harlech sydd yn gyfrifol am HAL wedi ei awdurdodi i drafod y gytundeb gyfreithiol gyda Chyngor Gwynedd ag i drafod cytundeb y brydles gyda'r trydydd parti a ddewiswyd. Mae'r is-bwyllgor wedi ei awdurdodi i ennyn diddordeb cyngor cyfreithiol proffesiynol ar draul Cyngor Cymuned Harlech.
'Roedd y Cyng. Martin Hughes eisiau gwneud gwelliant i'r cynnig uchod drwy ychwanegu y canlynol – bod cofrestr risg strwythurol ag ariannol yn cael ei greu. 'Roedd yr Aelodau oedd yn bresennol yn cytuno i'r gwelliant hwn.

<u>Polisi Asesiad Risg Ariannol y Cyngor</u>
Adroddodd y Clerc bod yr eitem uchod fel arfer yn cael ei gynnwys ar agenda mis Ionawr o gyfarfod y Cyngor, ond yn anffodus nid oedd digon o amser i'w drafod yn y cyfarfod uchod. 'Roedd y Clerc wedi anfon copi o'r polisi hwn ymlaen i'r Aelodau yn barod. Cytunwyd i dderbyn y polisi asesiad risg ariannol hwn.

<u>Gwefan y Cyngor</u>
Adroddodd y Clerc ei bod wedi anfon at bedwar cwmni ynglyn a creu gwefan newydd i'r Cyngor a bod dau wedi ymateb yn gadarnhaol. Ar ol trafodaeth cytunwyd gofyn i Mr. Owen Brown greu gwefan i'r Cyngor ag i'r Clerc gysylltu gyda ef ynglyn a hyn.

<u>Cofrestr Asedau y Cyngor</u>
Adroddwyd bod y gofrestr uchod wedi cael ei anfon allan i bob Aelod peth amser yn nol ag ar ol trafodaeth cytunwyd ei dderbyn.

<u>Rhandiroedd</u>
Adroddodd y Cyng. Reg Chapman bod cyfarfod wedi ei gynnal ar y safle uchod gyda'r tenantiad presennol dydd Sadwrn diwethaf y 1af o'r mis hwn a bod cyfarfod arall yn cael ei gynnal gyda rhai sydd a diddordeb i rentu rhandir dydd Sadwrn nesa yr 8ed o'r mis hwn. Cafwyd wybod bod angen creu llwybr drwy canol y safle ag hefyd bydd rhai o'r tenantiad yn cymeryd drosodd i redeg y safle. Datganwyd bod angen adfer y darn tir gerllaw y rhandiroedd i'w gyflwr gwreiddiol.

<u>Cynllun Rheolaeth Llwybr Natur</u>
Adroddodd y Clerc ei bod wedi derbyn dwy adroddiad gan y Swyddog Coedwig a Choedlannau, Parc Cenedlaethol Eryri, ynglŷn â'r coed ar y llwybr natur o'r enw uchod, ac fe ddywedodd ei bod yn argymell i'r Cyngor Cymuned gau'r llwybr coetir tan i'r gwaith angenrheidiol ar rai o'r coed gael ei gwblhau. Derbyniwyd hefyd adroddiad am yr arolwg coedwig hynafol gan yr un Swyddog ac fe ddywedodd fod arian ar gael ar gyfer unrhyw waith cyfalaf, felly gallant dalu am y gwaith angenrheidiol i reoli'r Laurèl, sydd yn cael ei argymell yn yr adroddiad, ac hefyd gallant gyfrannu hyd at 50% tuag at y gwaith i wneud y coed yn ddiogel (hyd at £2,500). Cytunwyd i ofyn i'r Swyddog Cedwig a Choedlannau am fenthyg arwyddion "llwybr ar gau" ag hefyd cael tap coch a gwyn ganddo. Hefyd cytunwyd gofyn i Mr. Tom Edwards gario allan y gwaith cyn gynted a phosib ar y coed fel yr oedd yn amlinellu yn y ddwy adroddiad.

Tir Penygraig
Adroddodd y Clerc ei bod wedi derbyn llythyr termau gan Mr. Dylan Edwards, Cyfreithiwr o gwmni Guthrie Jones & Jones ynglyn ar mater uchod ag yn gofyn i'r Cyngor dalu £2,400 fel costau cyfreithiol Addysg Oedolion Cymru fel a oedd wedi cael ei gytuno i drosglwyddo y darn tir hwn i'r Cyngor. Hefyd yn gofyn i'r Cyngor dalu £800 er mwyn iddynt gael cario allan chwiliadau tir. 'Roedd y Cyngor wedi derbyn llythyr termau gan Guthrie Jones & Jones yn egluro y berthynas rhwng nhw ar Cyngor ag yn gofyn i'r Cyngor ei arwyddo os oeddynt yn hapus gyda'i gynnwys. Cytunwyd bod y taliadau hyn yn cael eu gwneud ag hefyd cytunwyd i'r Is-Gadeirydd ar Clerc arwyddo y llythyr termau ar ran y Cyngor.

CEISIADAU CYNLLUNIO

Diwygiad ansylweddol i NP5/61/479C dyddiedig 08/12/2023 i leihau maint y garej arfaethedig a chael gwared ar ffenestri a ffenestri to Bryn Gwylan, Ffordd Uchaf, Harlech (NP5/61/479D)
Cefnogi y cais hwn.

Codi balconi cefn ac ochr gyda balwstradau gwydr, pont newydd i gael mynediad i'r ardd uchaf a chodi pergola pren newydd i'r teras Afallon, Ffordd Pen Llech, Harlech (NP5/61/670)
Cefnogi y cais hwn.

Dymchwel y balconi dur presennol a chodi balconi dur a gwydr newydd yn y cefn (Drychiad gorllewinol), cau dwy ffenestr a gosod 'pyst gwenyn' Treflan, 32 Heol y Bryn, Harlech (NP5/61/671)
Cefnogi y cais hwn.

Rhyddhau Amod 17 (Enwau strydoedd ac arwyddion cysylltiedig) ynghlwm i Ganiatâd Cynllunio NP5/61/654 dyddiedig 17/01/2025 Tir ger Pen yr Hwylfa, Harlech (NP5/61/654E)
Cefnogi y cais hwn.

ADRODDIAD Y SWYDDOG ARIANNOL CYFRIFOL
Adroddodd y Swyddog Ariannol Cyfrifol bod £11,880.73 yn y cyfrif rhedegol a £103,816.06 yn y cyfrif cadw.

Taliadau yn ystod y mis

Un Llais Cymru	- £40.00 –	hyfforddiant Cynghorwr
Cyngor Gwynedd	- £210.00 –	costau Etholiad
Cyngor Gwynedd	- £1,143.07 -	codi a thynnu goleuadau nadolig
Signs Workshop Ltd	- £474.00 –	hysbysfwrdd bach I gae chwarae Brenin Sior V
Signs Workshop Ltd	- £1,624.80 –	hysbysfwrdd mawr I gae chwarae Brenin Sior V
Guthrie Jones & Jones	- £2,400.00 –	costau cyfreithiol ynglyn a phrynnu tir Penygraig
Guthrie Jones & Jones	- £800.00 -	costau chwiliadau ar tir Penygraig
Pwyllgor Hen Lyfrgell	- £216.00 -	llogi ystafell gyfarfod
Dwr Cymru	- £486.06 -	dwr yn toiledau cyhoeddus ger y castell
Dwr Cymru	- £17.53 -	tap dwr y rhandiroedd

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Ceisiadau am gymorth ariannol
Hamdden Harlech ac Ardudwy - £1,824.75 – cynnig precept (taliad misol)

Fe gafodd y taliadau uchod eu prosesu gan y Cyng. Simon Turner a wnaeth y Cyng. Edwina Evans gymeradwyo'r taliadau ag fe roddwyd ganiatad I'r Clerc/Trysorydd I'w talu ar lein neu drwy siec ar ddiwedd y cyfarfod.
Rhoddwyd ganiatad I'r Swyddog Ariannol Cyfrifol drosglwyddo £20,000 o'r cyfrif cadw I'r cyfrif rhedegol.

Derbyniadau yn ystod y mis

Cyllid a Thollad - £280.10 – ad-daliad TAW
Pritchard a Griffiths - £945.00 – claddu y diweddar Mrs Olwen Muriel LLoyd
Pritchard a Griffiths - £945.00 – claddu y diweddar Mrs Gweneth Mair Evans

Anfonebau wedi eu talu ers y cyfarfod diwethaf

Catrin Soraya Williams – Dim - gwasanaeth cyfieithu

Adroddodd y Swyddog Ariannol Cyfrifol bod yn amser gofyn i Ms Luned Fon Jones o Adran Cyllid, Cyngor Gwynedd a fyddai yn fodlon gweithredu fel Archwiliwr Mewnol y Cyngor eto eleni. Cytunwyd bod y Swyddog Ariannol Cyfrifol yn anfon y llythyr hwn yn gofyn iddynt weithredu ar ein rhan eto eleni.

GOHEBIAETH

Cyngor Gwynedd – Adran Amgylchedd

Wedi derbyn llythyr gan yr Adran Rheoliadau Adeiladu yn hysbysu y Cyngor bod datblygwr yr ystad dai newydd ger Pen yr Hwylfa wedi awgrymu'r enw canlynol fel enw i'r datblygiad sef Gwel y Castell ag yn datgan y byddant yn gwerthfawrogi sylwadau y Cyngor ar yr enw mor fuan a phosibl. Hefyd yn datgan os yw y Cyngor yn gwrthwynebu yr enw a gynigwyd, yna mae'n rhaid i'r gwrthwynebiad fod yn un dilys h.y. enw cyffelyb yn yr ardal. Adroddodd y Clerc ymhellach ei bod wedi derbyn e-bost gan Mrs Annwen Parry Williams, Pennaeth, Ysgol Gynradd Tan y Castell yn datgan bod disgyblion yr ysgol wedi awgrymu rhai enwau i'r ystad newydd a mae Llys Meillion oedd y ffefryn ganddynt. 'Roedd y Clerc wedi anfon y llythyr hwn ymlaen i'r Aelodau yn barod. Cytunwyd ateb y llythyr gan ddatgtan byddai y Cyngor yn falch o weld enw Llys Meillion neu Cae Meillion fel enw yr ystad dai hon.

Cyngor Gwynedd – Adran Amgylchedd

Wedi derbyn llythyr gan yr uchod yn hysbysu y Cyngor bod Ffordd Uchaf o bwynt ger Brig y Don yn cael ei chau ar y 24ain o'r mis hwn oherwydd bod angen y gwaharddiad ar sail iechyd a diogelwch i'r cyhoedd yn ystod gwaith adfer pibell gyfathrebu ar ran Dŵr Cymru. 'Roedd y Clerc wedi anfon y llythyr hwn ymlaen i'r Aelodau yn barod.

Cyngor Gwynedd – Adran Tai ag Eiddo

Wedi derbyn llythyr gan yr uchod ynglyn a Trwydded Gwaith Celf Parc Bron y Graig, Harlech ag yn gofyn i'r Cyngor gadarnhau ei gytundeb i delerau ac amodau'r Drwydded hon trwy lofnodi a dychwelyd copi o'r llythyr hwn. Roedd y Clerc wedi anfon y llythyr hwn ymlaen i'r Aelodau yn barod. Cytunwyd bod yr Is-Gadeirydd yn arwyddo y Drwydded hon ar ran y Cyngor.

Un Llais Cymru

Wedi derbyn e-bost gan yr uchod ynghyd a holiadur ynglyn a phwyllgorau ardal ag yn gofyn i'r Cyngor ei gwblhau erbyn yr 28ain o'r mis hwn. 'Roedd y Clerc wedi anfon yr e-bost hwn ymlaen i'r Aelodau yn barod. Cytunwyd bod y Cyng. Martin Hughes ar Clerc yn ei gwblhau ar y cyd.

Un Llais Cymru

Wedi derbyn llythyr gan yr uchod yn hysbysu y Cyngor bod cyfarfod cyffredinol blynyddol Un Llais Cymru yn cael ei gynnal ar lein dydd Mawrth yr 11eg o Fawrth rhwng 4.00 a 6.00 o'r gloch. 'Roedd y Clerc wedi anfon y llythyr hwn ymlaen i'r Aelodau yn barod. Cytunodd y Cyng. Martin Hughes fynychu y cyfarfod hwn ar ran y Cyngor.

Sian Gwenllian AS

Wedi derbyn llythyr gan yr uchod yn gofyn am gefnogaeth y Cyngor yn datblygu Ysgol Deintyddol ym Mangor ag i anfon llythyr at Jeremy Miles AS yn datgan eu cefnogaeth. 'Roedd y Clerc wedi anfon y llythyr hwn ymlaen i'r Aelodau yn barod. Cytunwyd i gefnogi y datblygiad hwn.

Mr. Giles Bentham

Adroddwyd bod y Cadeirydd wedi derbyn e-bost gan yr uchod yn ei hysbysu ei fod yn ymddiswyddo o fod yn aelod o'r Cyngor. Cytunwyd i anfon yr e-bost hwn ymlaen i'r Swyddog Etholiadol yn Gaernarfon.

ARWYDDWYD... Cadeirydd

DYDDIAD..