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**MINUTES OF MENAI BRIDGE TOWN COUNCIL PLANNING COMMITTEE MEETING HELD ON  
THURSDAY, 6 JULY 2023 AT 7.00 PM**

**PRESENT:** Councillor Ella Fisk, Chair, Councillor P Owen, Councillor Selwyn Williams, Councillor D Owen,  
Councillor T Thomas  
4 residents of the town

OFFICER: Mrs W Faulkner, Town Clerk

**APOLOGIES:** Councillor J Southgate, Councillor Hefin Jones

(Note: Names within [ ] denote Proposer and Seconder)

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**112.23 Welcome and Apologies for Absence**

The Chair welcomed all members to the meeting. The apologies for absence are noted above.

**113.23 Declarations of Interest: Code of Conduct**

- Members were reminded that they must declare the existence and nature of any personal/prejudicial interests (using the form provided for this purpose).

No declarations of interest were received.

**114.23 Public participation session**

Twenty minutes to be allocated to allow residents of the community of Menai Bridge to question Town Councillors in relation to matters of interest, on the agenda. It is not always possible to give a verbal response at the meeting and questions may receive a written reply. No resolution can be made under this item.

There were 4 residents of the town present. They expressed their views regarding 3 of the planning applications on the agenda.

**115.23 To receive and approve the minutes of the Planning Committee meeting held on the 1 June 2023 and address any matters arising**

The above minutes were received and approved as a correct record [DOWen/SWILLIAMS]. There were no matters arising.

**116.23 Urgent Items (Chairman/Clerk), for information or for action by the Clerk**

Nothing to report.

**117.23 To consider planning applications**

HHP/2023/110 – Full application for alterations and extensions, together with a new patio, and create a new parking space at Gellideg, Beach Road, Menai Bridge – NO OBSERVATIONS

LBC/2023/13 - Listed Building Consent for change of use of church into one residential dwelling (Class Use C3) and one short-term holiday accommodation (Class Use C6) together with erecting a shed/garage building, creating a new vehicular access, erection of a new balcony, soft and hard landscaping and alterations to the building at English Presbyterian Church, Telford Road, Menai Bridge – Observations same as FPL/2023/141

FPL/2023/141 - Full application for change of use of church into one residential dwelling (Class Use C3) and one short-term holiday accommodation (Class Use C6) together with erecting a shed/garage building, creating a new vehicular access, erection of a new balcony, soft and hard landscaping, alterations to the building and associated development at English Presbyterian Church, Telford Road, Menai Bridge – Members wish to make the following observations: Concerns for highway safety, if approved it will be the 5th access point between the Victoria Hotel and Craig Selyf on a busy 'speeding' road

VAR/2022/25 - Application under Section 73A for the variation of condition (02)(Approved plans) of planning permission reference VAR/2021/55 (erection of a dwelling together with alterations to the existing vehicular access) so as to allow amended works to rock outcrop at Chwarel Cambria Quarry, Cambria Road, Menai Bridge – NO OBSERVATIONS

TCA/2023/4 - Notification of works to fell trees in a Conservation Area at Ynys Gaint, Cadnant Road, Menai Bridge – NO OBSERVATIONS

FPL/2023/39 - Full application for the erection of a dwelling together with the construction of a new vehicular access on land at Craig Selyf, Telford Road, Menai Bridge – Refused on the following grounds: -

- This proposal will have an impact on the appearance of this attractive Conservation Area
- Have an effect on listed buildings in the area
- Scale and dominance in a small garden plot
- The design does not enhance Craig Selyf itself or the Conservation Area featured in the County Council's own Supplementary Planning Guidance for Menai Bridge
- Highway safety
- Destruction of habitat and biodiversity

Members would also like to draw your attention to the application form where the agent states that work has not started. Work has already started in that the 'plot' which is the garden of Craig Selyf has been cleared. Work was carried out to remove all the trees (apart from 2), shrubs and other vegetataion some weeks ago and the site can be seen from the public road. Trees are protected in a conservation areas and anyone proposing to cut down, top or lop a tree is required to give 6 weeks written notice to the local planning authority. Was the local planning authority informed of the applicant's intention?

Action: the Clerk will notify the local planning authority of the Committee's consultation responses.

118.23 To receive planning decisions (sent to members electronically)

HHP/2023/96 - Full application for alterations and extensions at 21 Maes Yr Hafod, Menai Bridge – GRANTED CONDITIONALLY

119.23 To receive notification of planning applications withdrawn (sent to members electronically)

No notifications of withdrawn planning applications were received from the local planning authority.

120.23 To receive notification of planning appeals (sent to members electronically)

No notifications of withdrawn planning appeals were received from the local planning authority.

121.23 Date of next scheduled Planning Committee – 7 September 2023 at 7.00 pm

The Chair closed the meeting at 8.15 pm

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Councillor Ella Fisk  
Chair

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Date

CRYNODEB O DDATGANIADAU A WNAED GAN AELODAU YN UNOL Â COD YMDDYGIAD CYNGOR TREF PORTHAETHWY /  
SUMMARY OF DECLARATIONS MADE BY MEMBERS IN ACCORDANCE WITH  
MENAI BRIDGE TOWN COUNCIL'S CODE OF CONDUCT

CYNGOR TREF PORTHAETHWY/ MENAI BRIDGE TOWN COUNCIL		DYDDIAD/DATE: 06/07/2023
AELOD/MEMBER	EITEM/ITEM:	RHIF COFNOD/MINUTE NO.

