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**MINUTES OF MENAI BRIDGE TOWN COUNCIL PLANNING COMMITTEE MEETING HELD ON  
THURSDAY, 5 OCTOBER 2023 AT 7.00 PM**

**PRESENT:** Councillor Ella Fisk, Chair, Councillor D Owen, Councillor P Owen, Councillor J Southgate

OFFICER: Mrs W Faulkner, Town Clerk

**APOLOGIES:** Councillor Hefin Jones, Councillor T Thomas

**ABSENT:** Councillor S Williams

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

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**142.23 Welcome and Apologies for Absence**

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

**143.23 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).

Councillor Jayne Southgate declared an interest in planning application VAR/2023/60.

**144.23 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 no members of the public present.

**145.23 To receive and approve the minutes of the Planning Committee meeting held on the 7 September 2023 and address any matters arising**

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

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

Building work has started on 8 Beach Road, Menai Bridge.

**147.23 To consider planning applications**

FPL/2023/173 - Full application for the change of use of the former public house (Use Class A3) to a residential care facility (Use Class C2) together with alterations and extensions at **Mostyn Arms, St George's Road, Menai Bridge** – Members object to this proposed development on the following grounds:

- A poor submission
- Unsuitable location on the highway, narrow road with no pavement or car park
- A negative impact on the community
- This type of development (residential care facility) is proposed for Tyddyn Mostyn, Menai Bridge
- Overprovision of such accommodation in an area

FPL/2023/264 - Full application for the erection of a two storey building comprising of garages on the ground floor and a first floor residential apartment at **Mostyn Arms, St Georges Road, Menai Bridge** – Members object to this proposal on the following grounds:

- Highway safety
- Members would like to respond from a local knowledge perspective, there were never garages at this location
- Members wish to know the size of the proposed two storey building
- The proposed development is not in keeping with the surrounding area

VAR/2023/31 - Application under Section 73 for the variation of condition (05) (Approved Details) of planning permission reference FPL/2022/145 ( conversion of the former chapel into 3 holiday units together with associated development) so as to amend the design at **Capel Mawr, New Street, Menai Bridge** – **No further observations**

LBC/2023/12 - Listed Building Consent for the conversion of the former chapel into 3 holiday let units together with associated development at **Capel Mawr, New Street, Menai Bridge** – **No further observations**

VAR/2023/60 - Application under Section 73 for the variation of condition (02) of planning permission reference OP/2020/3 (Outline application with all matters reserved for the erection of a dwelling) so as to allow an additional 3 years to submit a Reserved Matters application at **3 Tudno View, Menai Bridge** – **No observations**

HHP/2023/198 - Full application for demolition of part of the dwelling and existing garage, alterations and extensions, together with a replacement garage at **Eryri, Mount Street, Menai Bridge – No observations**

FPL/2023/80 - Full application for the conversion, extension and alteration of the existing art gallery (Use Class D1) into 7 residential apartments (Use Class C3) together with partial demolition and associated infrastructure works at **Tegfryn Gallery, Cadnant Road, Menai Bridge – No observations**

VAR/2023/64 - Application under Section 73 for the variation of condition (02) of planning permission reference HHP/2022/314 (alterations and extensions together with the erection of decking ) so as to amend the design at **37 Maes yr Hafod, Menai Bridge – No observations**

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

148.23 To receive planning decisions (sent to members electronically)  
No planning decisions were received from the local planning authority.

149.23 To receive notification of planning applications withdrawn (sent to members electronically)  
No notifications of withdrawn planning applications were received from the local planning authority.

150.23 To receive notification of planning appeals (sent to members electronically)  
**ENF/2022/20** – Without planning permission, operational development comprising of works to alter the shop front by reducing in half the height of the shop front display window and retiling the shop front on the building on the land fronting onto Bridge Street, Menai Bridge

151.23 Date of next Planning Committee – 2 November 2023 at 7.00 pm

The Chair closed the meeting at 8.00 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: 05/10/2023
AELOD/MEMBER	EITEM/ITEM:	RHIF COFNOD/MINUTE NO.
Cllr J Southgate	6	147.23 (VAR/2023/60)

