
MINUTES OF MENAI BRIDGE TOWN COUNCIL HYBRID PLANNING COMMITTEE MEETING HELD ON THURSDAY, 1 FEBRUARY 2024 AT 7.00 PM

PRESENT: Councillor Ella Fisk, Chair Councillor D Owen, Councillor J Southgate, Councillor Hefin Jones,

OFFICER: Mrs W Faulkner, Town Clerk

APOLOGIES: Councillor P Owen

ABSENT: Councillor T Thomas, Councillor S Williams

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

182.24 Welcome and Apologies for Absence

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

183.24 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.

184.24 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.

185.24 To receive and approve the minutes of the Planning Committee meeting held on the 11 January 2024 and address any matters arising

The above minutes will be presented to members at the March meeting.

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

Nothing to report.

187.24 To consider planning applications

Planning Consultation (sent to members electronically)

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**.

Some points members wish to make regarding the documents submitted with the above application:

Buildings of historical importance within Menai Bridge.

Conservation Areas

The buildings are located within the Conservation area of Menai Bridge but has not been

mentioned in the Anglesey County Council Conservation area Character Appraisal Document – **this is because there never were garages at this location.**

Beneficial

- The building is a very poor state and is a blot on the water front, the renovation of the building will improve the visual impact on this area. An additional dwelling will improve the sense of security in a somewhat vulnerable area of Menai Bridge.

Neutral

- Extensions to the first floor will have a neutral impact.

What is this statement referring to?

Proposed development

The proposed development seeks to demolish the current dwelling and replace with one bedroom residential units of high quality.

What is this statement referring to?

From experience of other properties that the developer (Poole Homes) owns in the town, the increase in the number of HMO's and the antisocial behaviour that is increasing is causing grave concerns to residents in the community. There are issues being reported in a property on the same road, managed by the same developer. A more serious incident has occurred recently in another property the developer owns in Menai Bridge.

Flooding has always been an issue in this area whereby the cellar in the Mostyn Arms use to flood. Members, with local knowledge of Menai Bridge reported that the information in the statement accompanying the application are factually incorrect. There has never been garages or a dwelling on the site in question. The submitted location plan is incorrect; this is not how the site looks.

Members have read the response received from the NRW and note its contents therefore urge the Planning Officer/Planning Committee to act accordingly and refuse this application.

Has the planning application for garages on this site been approved? as it states in the applicant's submission. The town council have not received notification of this.

All the above might not be 'planning considerations' but they are extremely important considerations for the Planning Officers and the Planning Committee to consider on behalf of the residents of Menai Bridge.

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

188.24 To note the following planning decisions (sent to members electronically)

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** – GRANTED CONDITIONALLY

HHP/2023/252 - Full application for alterations and extensions at **7 Cae Gweithdy, Menai Bridge** - GRANTED CONDITIONALLY

FPL/2023/333 – Full application for a replacement net facility at **Menai Bridge Cricket Club** - GRANTED CONDITIONALLY

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

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

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

ENF/2020/20 Enforcement Appeal decision - **4 Bridge Street, Menai Bridge** – The appeal is dismissed and the enforcement notice is upheld.

191.24 Date of next meeting – 7 March 2024

The Chair closed the meeting at 7.45pm

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Councillor Ella Fisk
Chair

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Date

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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: 01/02/2024
AELOD/MEMBER	EITEM/ITEM:	RHIF COFNOD/MINUTE NO.

