

**COFNODION PWYLLGOR CYNLLUNIO HYBRID CYNGOR TREF PORTHAETHWY A GYNHALIWD
YN CANOLFAN COED CYRNOL, PORTHAETHWY NOS IAU, 6 MEHEFIN 2024 AM 7.00 YH /
MINUTES OF MENAI BRIDGE TOWN COUNCIL HYBRID PLANNING COMMITTEE MEETING HELD ON
THURSDAY, 6 JUNE 2024 AT 7.00 PM**

PRESENNOL/PRESENT: Cynghorydd D Owen, Cadeirydd, Cynghorydd P Owen, Cynghorydd J Southgate, Cynghorydd Hefin Jones, Cynghorydd Selwyn Williams, Cynghorydd T Thomas

SWYDDOG: Mrs W Faulkner, Clerc

YMDDIHEURIADAU/APOLOGIES: Cynghorydd Ella Fisk, Cynghorydd Lowri H Vaughan, Cynghorydd W Love, Cynghorydd Sonia Williams

ABSENNOL/ABSENT: Cynghorydd Mair Edwards, Cynghorydd Femke van Gent

(Nodyn: Enwau oddi fewn [] yn dynodi cynigydd ac eilydd) /
(Note: Names within [] denote Proposer and Seconder)

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01.24 I ethol Cadeirydd ac Is-Gadeirydd ar gyfer 2024/05 / To elect a Chairman and Vice Chairman for 2024/25  
Penderfynwyd ail-ethol y Cynghorydd Ella Fisk yn Gadeirydd y Pwyllgor Cynllunio am 2024/25 / It was resolved to re-elect Councillor Ella Fisk as the Chair of the Planning Committee for 2024/25.

Penderfynwyd ail-ethol y Cynghorydd Denis Owen yn Is-Gadeirydd y Pwyllgor Cynllunio am 2024/25 / It was resolved to re-elect Councillor Denise Owen as the Vice-Chair of the Planning Committee for 2024/25.

02.24 Croeso ac Ymddiheuriadau am Absenoldeb / Welcome and Apologies for Absence  
Croesawodd y Cadeirydd yr holl aelodau i'r cyfarfod. / The Chair welcomed all members to the meeting.

03.24 Datganiadau o Ddiddordeb: Côt Ymddygiad / Declarations of Interest: Code of Conduct  
- Atgoffwyd yr aelodau bod yn rhaid iddynt ddatgan bodolaeth a natur unrhyw rai buddiannau personol/rhagfarnol (gan ddefnyddio'r ffurflen a ddarparwyd at y diben hwn) / Members were reminded that they must declare the existence and nature of any personal/prejudicial interests (using the form provided for this purpose).  
Derbyniwyd datganiad gan Cynghorydd T Thomas i cais cynllunio/ymgynhoriad HHP/2024/83. Bydd y Clerc yn e-bostio'r ffurflen at y Cynghorydd Thomas / A declaration of interest was received from Councillor T Thomas to planning application/consultation HHP/2024/83. The Clerk will e-mail the form to Councillor Thomas.

04.24 Sesiwn cyfranogiad y cyhoedd / Public participation session  
Mae ugain munud wedi ei ddyrannu i ganiatau preswylwyr cymuned Porthaethwy i gwestiynnu Aelodau'r Cyngor ynglyn a materion ar y rhaglen. Ni ellir gwneud unrhyw benderfyniad o dan yr eitem hon / Twenty minutes to be allocated to allow residents of the community of Menai Bridge to question Town Councillors regarding matters on the agenda. No resolution can be made under this item.  
Nid oedd unrhyw aelod o'r cyhoedd yn bresennol / There were no members of the public present.

05.24 I dderbyn a cymeradwyo cofnodion y Pwyllgor Cynllunio a gynhaliwyd ar y 4 Ebrill 2024 a rhoi sylw i unrhyw faterion sydd yn codi / To receive and approve the minutes of the Planning Committee meeting held on the 4 April 2024 and address any matters arising  
Cafodd y cofnodion uchod eu derbyn a'u cymeradwyo fel record gywir / The above minutes were received and approved as a correct record. [JSouthgate/POwen]  
Dim materion yn codi / No matters arising

06.24 Eitemau Brys (Cadeirydd/Clerc), er gwybodaeth neu ar gyfer gweithredu gan y Clerc / Urgent Items (Chairman/Clerc), for information or for action by the Clerk  
- Adroddodd y Clerc ymateb y Cyngor Sir ynglyn a cofrestru llwybr troed ar Ynys Faelog, Porthaethwy. Penderfynwyd bod y Clerc yn gofyn am ffurflen gais / The Clerk reported the County Council's response regarding the registration of a footpath on Ynys Faelog, Porthaethwy. It was decided that the Clerk request an application form  
  
- Adroddodd y Clerc y cynhelir noson agored nos Iau, 13 Mehefin 2024 yn Ysgol y Borth rhwng 3pm - 6pm ynglyn a'r Cynllun Gofal Ychwanegol a Thai Preswyl yn Tyddyn Mostyn / The Clerk reported an open evening on Thursday, 13 June 2024 at Ysgol y Borth between 3pm - 6pm regarding the Extra Care and Residential Housing Scheme at Tyddyn Mostyn.

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#### 07.24 Ystyried ceisiadau cynllunio / To consider planning applications

Ymgynghoriad Cynllunio / Planning Consultation (anfonwyd at aelodau yn electronig / sent to members electronically)  
Ymgynghoriad Cynllunio (Disgrifiad Diwygiedig) / Planning Consultation (Amended Description) VAR/2024/29  
Gweler disgrifiad diwygiedig yng nghyswllt y bwriad isod / See an amended description in relation to the proposal below:

Cais o dan Adran 73 er mwyn newid amod (02) (Cynlluniau a gymeradwywyd) er mwyn diwygio'r dyluniad, a chyflwyno gwybodaeth i ddileu amod (05) (Cynllun Rheoli Traffic Adeiladu) o ganiatad cynllunio VAR/2023/31 (Newid defnydd y capel i 3 uned gwyliau) yn / Application under Section 73 for the variation of condition (02) (Approved plans) so as to amend the design, and submit details to discharge condition (05) (Construction Traffic Management Plan) of planning permission reference VAR/2023/31 (Conversion of the former chapel into 3 holiday units) at Capel Mawr, Stryd y Capel / Chapel Street, Porthaethwy / Menai Bridge – Nid oes gan aelodau wrthwynebiad i'r gwaith mewnol. Mae'r aelodau o'r farn y dylai'r traffig adeiladu deithio i ac o safle Capel Mawr ar hyd Stryd y Paced / Members have no objections to the internal works. Members consider that the construction traffic should travel to and from the Capel Mawr site along Water Street.

#### **VAR/2024/26**

Cais o dan Adran 73 i ddiwygio amodau (03) (Ecolegol), (05) (Dylunio tirlunio) a (09) (Cynlluniau Cymeradwyd) o caniatâd cynllunio rhif FPL/2023/141 (newid defnydd Eglwys i fod yn un eiddo preswyl (Defnydd Dosbarth C3) ac un eiddo llety gwyliau tymor byr (Defnydd Dosbarth C6) ynghyd â chodi adeilad sied/garej) er mwyn caniatáu diwygio lleoliad y sied sydd wedi ei ganiatau a tori coed tu cefn i'r adeilad yn / Application under Section 73 for the variation of conditions (03) Ecology, (05) (Landscaping design) and (09) (Approved plans) of planning permission reference FPL/2023/141 (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) so as to allow amendment to location of the shed and removing trees to the rear of the building at Egwyls Bresbyteraidd Saesneg / English Presbyterian Church, Ffordd Telford Road, Porthaethwy / Menai Bridge – Dim sylwadau / No observations

#### **HHP/2024/83**

Cais llawn ar gyfer codi modurdy ar wahan yn / Full application for the erection of detached garage at Gwynant, Ffordd Cadnant / Cadnant Road, Porthaethwy / Menai Bridge – Dim sylwadau/No observations

#### **TCA/2023/5**

Rhybudd ynghylch gwaith ar goed mewn Ardal Gadwraeth yn / Notification of works to trees in a Conservation Area at Craig Selyf, Ffordd Telford Road, Porthaethwy/Menai Bridge – Gwrthod y cais a gwarchod y coed sy'n weddill / Refuse the application and protect the remaining trees

#### **FPL/2024/113**

Cais llawn ar gyfer dymchwel yr cyn annedd bresennol ynghyd â chodi garej/gweithdy/swyddfa gartref/stiwdio newydd yn / Full application for the demolition of the existing former dwelling together with the erection of a new garage/workshop/home office/studio building at Grosvenor Place, Ffordd y Goron/Coronation Road, Porthaethwy/Menai Bridge - yr un sylwadau â'r ymateb blaenorol i'r ymgynghoriad / same observations as previous consultation response

#### **FPL/2024/125**

Cais llawn ar gyfer newid defnydd y siop fetio (Dosbarth Defnydd Sui Generis) a Oriel (Dosbarth Defnydd Full application for the change of use of the existing betting shop (Use Class Sui Generis) and Gallery (Use Class D1) into two shops (Use Class A1) with ancillary storage at first floor together with external alterations Waverley House, Stryd Y Bont, Porthaethwy / Waverley House, Bridge Street, Menai Bridge – Dim sylwadau / No observations

#### **HHP/2024/93**

Cais llawn ar gyfer addasu ac ehangu ynghyd a codi modurdy arwahan yn / Full application for alterations and extensions together with the erection of a detached garage at 13 Gors Goch, Porthaethwy/ Menai Bridge – Dim sylwadau / No observations

#### **VAR/2024/34**

Cais o dan Adran 73A i amrywio amod (11) o ganiatâd cynllunio cyfeirnod FPL/2023/42 (Cais llawn i dymchwel yr annedd bresennol ynghyd â chodi dwy annedd newydd) er mwyn diwygio'r cynlluniau a gymeradwywyd i gynnwys modurdai annatod ar lefel Ffordd y Traeth yn / Application under Section 73A for the variation of condition (11) of planning permission reference FPL/2023/42 (Full application for the demolition of the existing dwelling together with the erection of two new dwellings) so as to amend the approved plans to include integral garages at Beach Road level at Treiddion, Lon Cei Bont/Beach Road, Porthaethwy/Menai Bridge - Mae Lon Cei Bont, yn enwedig o flaen Treiddon, yn ffordd gul iawn. Gwrthod ar sail diogelwch ffordd / Beach Road in particular in front of Treiddon, is a very narrow road. Refuse on the grounds of highway safety

Gweithredu: bydd y Clerc yn hysbysu'r awdurdod cynllunio lleol o ymatebion y Pwyllgor i'r ymgynghoriad / Action: the Clerk will notify the local planning authority of the Committee's consultation responses.

08.24 I nodi'r penderfyniadau cynllunio canlynol (anfonwyd at aelodau yn electronig) / To note the following planning decisions (sent to members electronically)

**HHP/2024/42**

Cais llawn i uwchraddio ffabrig yr adeilad presennol, ynghyd â symud ac amnewid y porth ceir presennol yn / Full application for upgrades to the fabric of the existing building, together with the removal and replacement of existing car port at Y Gilfach, Ffordd Telford Road, Porthaethwy / Menai Bridge – CANIATAWYD GYDA AMODAU / GRANTED CONDITIONALLY- Nodwyd/Noted

**HHP/2024/55**

Cais llawn ar gyfer addasu ac ehangu yn / Full application for alterations and extensions at Hafod Wern, Ffordd Pentraeth Road, Porthaethwy / Menai Bridge - CANIATAWYD GYDA AMODAU / GRANTED CONDITIONALLY- Nodwyd/Noted

**FPL/2024/79**

Cais llawn ar gyfer estyniad i'r adeilad chwarae bresennol er mwyn creu ystafell parti i blant yn / Full application for the extension to the existing play area building so as to create a children's party room at Pili Palas, Porthaethwy / Menai Bridge - CANIATAWYD GYDA AMODAU / GRANTED CONDITIONALLY - Nodwyd/Noted

09.24 I dderbyn hysbysiad o geisiadau cynllunio a dynnwyd yn ôl (anfonwyd at aelodau yn electronig) / To receive notification of planning applications withdrawn (sent to members electronically)

Ni dderbyniwyd unrhyw hysbysiad o geisiadau cynllunio a dynnwyd yn ôl gan yr awdurdod cynllunio lleol / No notifications of withdrawn planning applications were received from the local planning authority.

10.24 I dderbyn hysbysiad o apeliadau cynllunio (anfonir at aelodau yn electronig) To receive notification of planning appeals (sent to members electronically)

Ni dderbyniwyd unrhyw hysbysiad o apeliadau cynllunio gan yr awdurdod cynllunio lleol / No notifications of planning appeals were received from the local planning authority.

11.24 Dyddiad cyfarfod nesaf – 4 Gorffennaf 2024 / Date of next meeting – 4 July 2024

Caeodd y Cadeirydd y cyfarfod am 8.00yh / The Chair closed the meeting at 8.00pm

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Cynghorydd Denise Owen  
Cadeirydd

.....  
Dyddiedig

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

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|-------------------------------------------------------|-------------------------------------------|--------------------------|
| CYNGOR TREF PORTHAETHWY/<br>MENAI BRIDGE TOWN COUNCIL |                                           | DYDDIAD/DATE: 06/06/2024 |
| AELOD/MEMBER                                          | EITEM/ITEM:                               | RHIF COFNOD/MINUTE NO.   |
| Cynghorydd T Thomas                                   | cais cynllunio/ymgynhoriad<br>HHP/2024/83 | 07.24 (HHP/2024/83)      |
|                                                       |                                           |                          |