

**COFNODION PWYLLGOR CYNLLUNIO HYBRID CYNGOR TREF PORTHAETHWY A GYNHALIWDY  
YN CANOLFAN COED CYRNOL, PORTHAETHWY NOS IAU, 5 MEDI 2024 AM 7.00 YH /  
MINUTES OF MENAI BRIDGE TOWN COUNCIL HYBRID PLANNING COMMITTEE MEETING HELD ON  
THURSDAY, 5 SEPTEMBER 2024 AT 7.00 PM**

**PRESENNOL/PRESENT:** Cynghorydd Ella Fisk, Cadeirydd, Cynghorydd Mair Edwards, Cynghorydd Hefin Jones, Cynghorydd Denise Owen, Cynghorydd J Southgate, Cynghorydd Selwyn Williams

SWYDDOG: Mrs W Faulkner, Clerc

**YMDDIHEURIADAU/APOLOGIES:** Cynghorydd Sonia Williams, Cynghorydd P Owen

**ABSENNOL/ABSENT:** Cynghorydd T Thomas, Cynghorydd Lowri Vaughan, Cynghorydd W Love, Councillor Femke van Gent

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

32.24 Croeso ac Ymddiheuriadau am Absenoldeb / Welcome and Apologies for Absence

Estynnodd y Cadeirydd groeso cynnes i bawb â oedd yn bresenol. Nodir yr ymddiheuriadau a dderbynniwyd am absenoldeb uchod / The Chairman extended a warm welcome to all who were present. The apologies for absence received are noted above.

33.24 Datganiadau o Ddiddordeb: Côd 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).

Ni dderbynniwyd unrhyw ddatganiad o ddiddordeb / No declarations of interest were received.

34.24 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.

35.24 I dderbyn a cymeradwyo cofnodion y Pwyllgor Cynllunio a gynhaliwyd ar y 1 Awst 2024 a rhoi sylw i unrhyw faterion sydd yn codi / To receive and approve the minutes of the Planning Committee meeting held on the 1 August 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. [DOwen/JSouthgate]

Dim materion yn codi / No matters arising

36.24 Eitemau Brys (Cadeirydd/Clerc), er gwybodaeth neu ar gyfer gweithredu gan y Clerc / Urgent Items (Chairman/Clerk), for information or for action by the Clerk

Adroddodd y Clerc ar benderfyniad Pwyllgor Cynllunio'r Cyngor Sir ddoe i 'ymweliad a safle' y Mostyn Arms, Porthaethwy / The Clerk reported the decision of the County Council's Planning Committee yesterday to 'site visit' the Mostyn Arms, Menai bridge

37.24 Ystyried ceisiadau cynllunio / To consider planning applications

Ymgynghoriad Cynllunio / Planning Consultation (anfonwyd at aelodau yn electronig / sent to members electronically)

**FPL/2024/203** - Cais Llawn ar gyfer codi annedd ar wahân ar dir cyfagos / Full application for the erection of a detached dwelling on land adjacent 2 Glan Afon, Cambria Road, Menai Bridge -

Gwnaeth yr aelodau y sylwadau a ganlyn:

- Nid yw'r deunyddiau a fwriedir, yn arbennig ar gyfer y to a'r waliau yn gweddu mewn Ardal Cadwraeth
- Mae graddfa'r annedd arfaethedig yn amlwg iawn
- Bydd y storfa dan y tŷ a gynigir yn cymryd o leiaf un, os nad dau, o leoedd parcio gwerthfawr gan drigolion yr ardal hon. Mae parcio ar Lôn Glan y Môr eisoes yn anodd. Nid oes unrhyw linellau melyn dwbl o flaen y storfa dan y tŷ arfaethedig. Mae'r cynlluniau arfaethedig eisoes gyda 2 lecyn preifat yng nghefn y tŷ.

Mae'r Cynllun Rheoli Traffig Adeiladu yn nodi'r canlynol:

- Rhagwelir y bydd y gwaith dymchwel ac ailadeiladu, gan gynnwys unrhyw waith safle a thirlunio yn cael ei wneud – Beth sy'n cael ei ddymchwel?

• Dros gyfnod o 6 mis rhwng 08:00 am - 18.00pm Dydd Llun - Dydd Gwener 8.00am – 16.00pm Dydd Sadwrn. Dim oriau gwaith ar y Sul na Gwyliau Banc – mae aelodau'n teimlo y dylai gweithio ar ddydd Sadwrn fod tan 1yp ac nid 4yp

Members made the following observations:

\*The materials proposed for the roof and walls are not in keeping in a Conservation Area

\*The scale of the proposed dwelling is very dominant

\*The under-house store area proposed, will take at least one, if not two, precious parking spaces from residents in this area. Parking on Beach Road is already difficult. There are no double yellow lines in front of the under-house store area proposed. The proposed plans already have 2 private spaces at the back of the house.

The Construction Traffic Management Plan states the following:

\* It is anticipated that the demolition and rebuild, including any site works and landscaping will be undertaken – What is being demolished?

\* Over a 6-month period from 08:00 am - 18.00pm Monday-Friday 8.00am – 16.00pm Saturday. No working hours on Sundays or Bank holidays – Members feel that Saturday working should be until 1pm and not 4pm

*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.*

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

**VAR/2024/34** - Cais o dan Adran 73A i amrywio amod (11) o ganiatâd cynllunio cyfeirnod FPL/2023/42 (Cais llawn i ddymchwel yr annedd bresennol ynghyd â chodi dwy annedd newydd) er mwyn diwygio'r cynlluniau a gymeradwywyd i gynnwys modurdai annatod ar lefel Lon Cei Bont 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 - CANIATAWYD GYDA AMODAU / GRANTED CONDITIONALLY – Nodwyd / Noted

**FPL/2024/57** - Cais ôl-weithredol ar gyfer cadw newid defnydd y cyn swyddfa ac adeilad addysgu i fod yn lety gwyliau gyda chwrtil yn / Retrospective application to retain the change of use of the former office and teaching building into holiday let accommodation with a curtilage at Ynys Faelog, Porthaethwy/Menai Bridge - CANIATAWYD GYDA AMODAU / GRANTED CONDITIONALLY – Nodwyd / Noted

**HHP/2024/46** - Cais llawn ar gyfer addasu ac ehangu yn / Full application for alterations and extensions at Bwthyn Bryn, 8 Ffordd Penclip / 8 Druid Road, Porthaethwy / Menai Bridge - CANIATAWYD GYDA AMODAU / GRANTED CONDITIONALLY – Nodwyd / Noted

39.24 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.

40.24 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.

41.24 Dyddiad cyfarfod nesaf – 3 Hydref 2024 / Date of next meeting – 3 October 2024

Caeodd y Cadeirydd y cyfarfod am 7.45yh / The Chair closed the meeting at 7.45pm

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Cyngorydd Ella Fisk  
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

CYNGOR TREF PORTHAETHWY/ MENAI BRIDGE TOWN COUNCIL		DYDDIAD/DATE: 05/09/2024
AELOD/MEMBER	EITEM/ITEM:	RHIF COFNOD/MINUTE NO.

