

**COFNODION PWYLLGOR CYNLLUNIO HYBRID CYNGOR TREF PORTHAETHWY A GYNHALIWD
YN CANOLFAN COED CYRNOL, PORTHAETHWY NOS IAU, 7 TACHWEDD 2024 AM 7.00 YH /
MINUTES OF MENAI BRIDGE TOWN COUNCIL HYBRID PLANNING COMMITTEE MEETING HELD ON
THURSDAY, 7 NOVEMBER 2024 AT 7.00 PM**

PRESENNOL/PRESENT: Cynghorydd Ella Fisk, Cadeirydd, Cynghorydd Mair Edwards, Cynghorydd L Vaughan, Cynghorydd Denise Owen, Cynghorydd P Owen, Cynghorydd J Southgate, Cynghorydd Hefin Jones, Cynghorydd Selwyn Williams
4 preswlydd / 4 residents

SWYDDOG: Mrs W Faulkner, Clerc

YMDDIHEURIADAU/APOLOGIES: Cynghorydd W Love, Cynghorydd Sonia Williams, Cynghorydd T Thomas

ABSENNOL/ABSENT: Councillor Femke van Gent

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

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**52.24 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.

**53.24 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).

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

**54.24 Sesiwn cyfranogiad y cyhoedd / Public participation session**

Mae again 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.

Roedd 4 preswlydd yn bresennol ynglyn a cais cynllunio FPL/2024/228 / Four residents of the town were present regarding planning application FPL/2024/228

**55.24 I dderbyn a cymeradwyo cofnodion y Pwyllgor Cynllunio a gynhaliwyd ar y 3 Hydref 2024 a rhoi sylw i unrhyw faterion sydd yn codi / To receive and approve the minutes of the Planning Committee meeting held on the 3 October 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/MEdwards]

Dim materion yn codi / No matters arising

**56.24 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**

1. Adroddodd y Clerc ei bod wedi cysylltu gyda'r swyddog cynllunio gorfodaeth i adrodd bod y Mostyn Arms wedi ei ddymchwel heb ganiatad cynllunio / The Clerk reported that she had contacted the planning enforcement officer to report that the Mostyn Arms had been demolished without planning permission.

2. Adroddodd y Clerc ei bod wedi derbyn adroddiad bod cais/penderfyniad cynllunio HHP/2021/300 ddim wedi gario allan fel y caniatwyd. Clerc i adrodd i'r swyddog Cynllunio gorfodaeth / The Clerk reported receiving a report that a planning application/decision HHP/2021/300 has not been carried out as approved. Clerk to report to the planning enforcement officer.

**57.24 Ystyried ceisiadau cynllunio / To consider planning applications**

Ymgynghoriad Cynllunio / Planning Consultation (anfonwyd at aelodau yn electronig / sent to members electronically)  
**HHP/2024/170**

Cais llawn ar gyfer codi balconi yn/Full application for the erection of a balcony at Tree Tops, Ffordd Caergybi/Holyhead Road, Porthaethwy/ Menai Bridge – Dim sylwadau / No observations

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### **ADV/2024/12**

Cais i leoli arwydd gwyneb wedi ei oleuo yn / Application for the installation of an illuminated fascia sign at Warehouse, Lon Pen Nebo/Hill Street, Porthaethwy/ Menai Bridge - The Council objected to this application on the grounds that the building is in a Conservation Area and a illuminated sign should be refused

### **FPL/2024/228**

Cais llawn ar gyfer codi cyfleuster gofal ychwanegol a chartref gofal preswyl gyda chyfleusterau cymunedol, creu mynedfa newydd i geir ynghyd, dymchwel yr annedd presennol ar y safle ynghyd â datblygiad cysylltiedig yn / Full application for the erection of an extra care facility and residential care home with community facilities, construction of a new vehicular access, demolition of the existing dwelling on the site together with associated development at Land near Glanynys, Tyddyn Mostyn, Menai Bridge The Council object to this application on the following grounds:

- Members accept that there is a need for extra care but feel strongly that this site is not the 'one'
- Highway safety – grave concerns during and after construction. The area leading up to Tyddyn Mostyn is already congested (area of Tyddyn To). The streets cannot cope with traffic and car parking on the roads. Bus companies have stopped their service in this area because it's so congested
- A busy childrens play area and primary school is situated near the site
- Traffic and parking issues in this area during the day/week
- Possible flood risk. The Isle of Anglesey County Council are currently developing a flood alleviation scheme that aims to reduce the risk of flooding to properties in Menai Bridge
- Noise, dust, fumes
- Effect on trees and wildlife/nature conservation
- Impact on the community and other services
- Concerns have been expressed in relation to the kind of placements intended for this facility

### **FPL/2024/271**

Cais llawn i ddymchwel rhan o'r adeilad, addasu ac ehangu ynghyd a ffurfio cwrt allanol yn / Full application for demolition of part of the building, alterations and extensions together with forming external courtyard area at Plus 39, Y Sgwar / Uxbridge Square, Porthaethwy / Menai Bridge – Dim sylwadau / No observations

### **LUP/2024/5**

Cais am Dystysgrif Cyfreithlondeb ar gyfer newidiadau mewnol i greu fflat preswyl uwchben y ddau siop yn / Application for a Certificate of Lawfulness for internal alterations to create a residential flat above both shops at Waverley House, Stryd Y Bont, Porthaethwy / Waverley House, Bridge Street, Menai Bridge – Dim sylwadau / No observations

### **FPL/2024/290**

Cais llawn ar gyfer gosod 12 o baneli solar yn yr / Full application for the installation of 12 solar panels at the Hen Sinema, Lon Pen Nebo, Porthaethwy / Old Cinema, Hill Street, Menai Bridge - The Council objected to this application on the grounds that the building is in a Conservation Area and for that reason the solar panels should be installed on the back of the property

*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.*

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

### **FPL/2023/173**

Cais llawn gyfer newid defnydd yr hen dafarn (Dosbarth Defnydd A3) i fod yn gyfleuster gofal preswyl (Dosbarth Defnydd C2) ynghyd a'i addasu ac ehangu yn / 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, Ffordd Cynan / St George's Road, Porthaethwy / Menai Bridge - Caniatawyd gyda amodau / Granted Conditionally – Nodwyd / Noted

### **LBC/2024/17**

Caniatâd Adeilad Rhestredig ar gyfer gosod lifft llawr yn / Listed Building Consent for the installation of a floor lift at Bryn Llwyd, Ffordd Telford Road, Porthaethwy / Menai Bridge - Caniatawyd gyda amodau / Granted Conditionally - Nodwyd / Noted

**TCA/2024/7**

Rhybudd ynghylch torri 7 coeden a gostwng 2 coeden mewn Ardal Gadwraeth yn / Notification of works to fell 7 trees and the reduction of 2 trees in a Conservation Area at Trem Cilan, Tan Y Bonc, Porthaethwy / Trem Cilan, New Street, Menai Bridge – Dim gwrthwynebiad / No objection - Nodwyd / Noted

59.24 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

60.24 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

61.24 Dyddiad cyfarfod nesaf – 5 Rhagfyr 2024 / Date of next meeting – 5 December 2024

Caeodd y Cadeirydd y cyfarfod am 8.10yh / The Chair closed the meeting at 8.10pm

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Cynghorydd Ella Fisk  
Cadeirydd

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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: 07/11/2024 |  |
| AELOD/MEMBER                                          | EITEM/ITEM: | RHIF COFNOD/MINUTE NO.   |  |
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