

**COFNODION PWYLLGOR CYNLLUNIO HYBRID CYNGOR TREF PORTHAETHWY A GYNHALIWD
YN CANOLFAN COED CYRNOL, PORTHAETHWY NOS IAU, 6 CHWEFROR 2025 AM 7.00YH /
MINUTES OF MENAI BRIDGE TOWN COUNCIL HYBRID PLANNING COMMITTEE MEETING HELD ON
THURSDAY, 6 FEBRUARY 2025 AT 7.00PM**

PRESENNOL/PRESENT: Cynghorydd Ella Fisk, Cadeirydd, Cynghorydd Femke van Gent, Cynghorydd Hefin Jones, Cynghorydd W Love, Cynghorydd Denise Owen, Cynghorydd J Southgate
9 preswlydd / 9 residents

SWYDDOG: Mrs Wendy Faulkner, Clerc

YMDDIHEURIADAU/APOLOGIES: Cynghorydd T Thomas, Cynghorydd Sonia Williams, Cynghorydd Selwyn Williams, Cynghorydd P Owen

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

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82.25 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.

83.25 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.

84.25 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.

Rhannodd trigolion y dref eu pryderon ynglŷn â cais cynllunio ar y rhaglen / Residents of the town shared their concerns regarding a planning application on the agenda.

85.25 I dderbyn a cymeradwyo cofnodion y Pwyllgor Cynllunio a gynhaliwyd ar y 19 Rhagfyr 2024 a rhoi sylw i unrhyw faterion sydd yn codi / To receive and approve the minutes of the Planning Committee meeting held on the 19 December 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. [DeniseOwen/JayneSouthgate]

Dim materion yn codi / No matters arising

86.25 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 er gwybodaeth / The Clerk reported for information:

- an e-mail has been sent to highways regarding the dangerous hole in the Craig Selyf stone wall at the top of Chapel Street, dangerous to pedestrians and drivers
- anyone who wishes to speak at the planning committee will have to register in accordance with the public speaking protocol, link on the County Council's website
- Aldi pre-application has been carried out with the local planning authority
- Further information has been requested from the applicant of the Tyddyn Mostyn (Extra Care) application for: more drainage/ecological/landscaping information. Another consultation will be carried out when the information is received.

A response received from the planning officer and Natural Resources Wales in relation to the Mostyn Arms planning application was shared with the members present.

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

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

#### **VAR/2024/65**

Cais o dan Adran 73 i ddiwygio amod (06) (cynlluniau a gymeradwywyd) o ganiatâd cynllunio rhif FPL/2021/267 (codi llety gwyliau) er mwyn diwygio'r dyluniad yn / Application under Section 73 for the variation of condition (06) (approved plans) of planning permission reference FPL/2021/267 (erection of holiday lodge) so as to amend the design at **Plot**

#### **13. Pentre Coed, Porthaethwy/Menai Bridge**

The Planning Committee's observations have been e-mailed to the local planning authority

#### **ADV/2024/16**

Cais i amnewid arwydd gwybodaeth gyhoeddus yn / Application for the replacement of a public information sign at **Maes Parcio Coed Cynrol Car Park, Ffordd Mona Road, Porthaethwy / Menai Bridge** – Dim sylwadau / No observations

#### **FPL/2025/2**

Cais llawn i godi dau annedd newydd ynghyd a creu dau mynedfa newydd i gerbydau ar dir yn / Full application for the erection of two new dwellings together with the construction of two new vehicular accesses on land at **Craig Selyf, Ffordd Telford / Telford Road, Porthaethwy / Menai Bridge**

Members of the town council refer to the County Council's Conservation Area Character Appraisal for Menai Bridge. The proposed development:

- o does not preserve or enhance the existing character of the area
- o is not sympathetic in terms of scale, design or the materials proposed
- o it detracts from the existing character and appearance of the surrounding area

#### **Road Safety:**

The proposed development:

- o is not suitable for this plot/garden from a safety point of view
- o the Chapel Street entrance is on a steep hill near a narrow junction. Telford Road is one of the busiest roads in Menai Bridge used by buses, lorries, cars, cyclists and pedestrians.
- o Chapel Street, a Victorian Terrace is a very well used street for residents and for visitors to access Beach Road / Bowling Green / Porth y Wrach slipway / Princes' Pier etc.
- o numerous planning applications have been approved in this vicinity over recent months:

- The English Presbyterian Church, Telford Road (work has commenced)
- Capel Mawr, Chapel Street (work not commenced)
- Treiddon, Beach Road (work not commenced)
- Glan Afon, Beach Road and (work not commenced)
- Mostyn Arms further down the road on St George's Road (work not commenced)

#### **Drainage:**

The proposed development:

- o will clearly worsen the situation. Chapel Street already suffers from poor drainage and this proposal will only add to the problems
- o This kind of 'infill' development in gardens sets a dangerous precedent
- o removing the garden will destroy a natural soak away and damage habitat for wildlife.
- o insufficient information has been provided in relation to foul and surface water drainage arrangements

#### **Welsh Language Statement:**

The Welsh Language Statement states that there will be 'no noticeable effect on the quality of life in Menai Bridge, as the proposal is for one additional dwelling'. The application submitted is for two additional dwellings to house 10 occupants. Members believe that the removal of green space and the erection of the dwellings and parking spaces for 6 vehicles would significantly affect the quality of life of both immediate neighbours and other residents of Menai Bridge. Furthermore, if 10 Welsh speakers occupy the dwellings, they are likely to be from Anglesey or Gwynedd and so there would be not impact. If they are non-Welsh speakers, then the impact on the language will of course be negative. The best outcome for the local community and environment would be for the garden to be reinstated. Members of the town council request that this planning application be refused.

#### **CAC/2025/1**

Caniatad Ardal Cadwraeth ar gyfer dymchwel yr adeilad presennol a codi cyfleuster gofal preswyl (Dosbarth Defnydd C2) a uned llety byw cysylltiedig yn / Conservation Area Consent for the demolition of the existing building and erection of a residential care facility (Use Class C2) and associated living accommodation unit at **Mostyn Arms, Ffordd Cynan / St George's Road, Porthaethwy / Menai Bridge**

- Unsuitable location for a care facility on the highway, narrow road with no pavement or car park also coastal path runs along this road

- 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 the area
  - Who has deemed that it is needed? The type of "Care facility" proposed has not been clarified.
  - To increase traffic along this road daily is a risk and danger to pedestrians and drivers.
- Pedestrians are required to walk in the road as there is no pavement from Tros y Mor onwards, indeed where there is a pavement from the Pier House to Tros Y Mor it is rare to be able to walk on it as it is necessary for vehicles to park on the pavement to avoid blocking the road. The proposed development would create dangers to any pedestrians. Ffordd Cynan/St George's Road is also used as an alternative to the main road through the village when there are events on that require traffic restrictions, examples are Ffair Borth and the Anglesey Half Marathon. These hugely popular community events will be at a serious risk if St George's Road cannot be used as alternative access to Beaumaris and access off the island.
- Access to St George's Road is already heavily congested, hazardous and difficult due to: haphazard parking by customers of businesses in the immediate vicinity; size of vehicles parking in supposedly restricted areas means that recycling vehicles have been unable to access the road.
- Car parks in the surrounding area are already heavily used, and frequently no free spaces.
- Parking on St George's Pier is by a yearly payable permit by application; there is no guarantee for residents to receive a pass. The proposed development will add an unacceptable level of danger to the already vehicle congested area.

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

**FPL/2024/316**

Cais llawn ar gyfer codi cyfleuster gofal preswyl (Dosbarth Defnydd C2) a uned llety byw cysylltiedig yn / Full application for the erection of a residential care facility (Use Class C2) and associated living accommodation unit at **Mostyn Arms, Ffordd Cynan / St George's Road, Porthaethwy / Menai Bridge** – Caniatawyd gyda amodau / Granted conditionally – Nodwyd / Noted

**TPO/2024/15**

Cais i wneud gwaith ar coed sydd wedi eu gwarchod gan Orchymyn Diogelu Coed yn / Application for works to various trees protected by a Tree Preservation Order at **Summer Court, Lon Cei Bont, Porthaethwy / Beach Road, Menai Bridge** - Caniatawyd gyda amodau / Granted conditionally – Nodwyd / Noted

89.25 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

90.25 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

91.25 Dyddiad cyfarfod nesaf – 6 Mawrth 2025 / Date of next meeting – 6 March 2025

Caeodd y Cadeirydd y cyfarfod am 8.20yh / The Chair closed the meeting at 8.20pm

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Cynghorydd 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

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|-------------------------------------------------------|-------------|--------------------------|
| CYNGOR TREF PORTHAETHWY/<br>MENAI BRIDGE TOWN COUNCIL |             | DYDDIAD/DATE: 06/02/2025 |
| AELOD/MEMBER                                          | EITEM/ITEM: | RHIF COFNOD/MINUTE NO.   |
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