

**COFNODION PWYLLGOR CYNLLUNIO HYBRID CYNGOR TREF PORTHAETHWY A GYNHALIWDY
YN CANOLFAN COED CYRNOL, PORTHAETHWY NOS IAU, 1 MAI 2025 AM 7.00YH /
MINUTES OF MENAI BRIDGE TOWN COUNCIL HYBRID PLANNING COMMITTEE MEETING HELD ON
THURSDAY, 1 MAY 2025 AT 7.00PM**

PRESENNOL/PRESENT: Cynghorydd Ella Fisk, Cadeirydd, Cynghorydd Hefin Jones, Cynghorydd Denise Owen, Cynghorydd P Owen, Cynghorydd W Love, Cynghorydd Selwyn Williams

SWYDDOG: Mrs Wendy Faulkner, Clerc

YMDDIHEURIADAU/APOLOGIES: Cynghorydd J Southgate, Cynghorydd T Thomas, Cynghorydd Sonia Williams

ABSENNOL/ABSENT: Cynghorydd Femke van Gent

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

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**102.25 Croeso ac Ymddiheuriadau am Absenoldeb / Welcome and Apologies for Absence**

Estynnodd y Cadeirydd groeso cynnes i bawb â oedd yn bresennol. 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.

**103.25 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.

**104.25 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.

Nid oedd unrhyw aelod o'r cyhoedd yn bresennol / There were no members of the public present.

**105.25 I dderbyn a cymeradwyo cofnodion y Pwyllgor Cynllunio a gynhaliwyd ar y 6 Mawrth 2025 a rhoi sylw i unrhyw faterion sydd yn codi / To receive and approve the minutes of the Planning Committee meeting held on the 6 March 2025 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/PeterOwen]

Dim materion yn codi / No matters arising

**106.25 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 ei bod wedi gwneud ymholiadau gyda'r Adran Gorfodaeth, Cyngor Sir Ynys Môn yn dilyn cwyn gan preswilydd ynglyn a Cadfan Villa, Menai Ville Terrace, Porthaethwy

Ar ôl ymchwilio i'r mater, cadarnhaoedd y swyddog gorfodaeth fod datblygiad wedi digwydd sydd angen caniatâd cynllunio ar ei gyfer dan y Ddeddf. Cadarnhaoedd bod y maint y modurdy wedi gael ei adeiladu yn unol â caniatad cynllunio HHP/2021/300 a MAH/2023/10. Yr unig newidiadau yw maint y drws, un ffenestr newydd wedi'i gosod, a drws dwbl gwyrdd heb gael ei osod.

Dylai camau gorfodi fod yn gymesur â'r effeithiau cynllunio a achosir gan y datblygiad anawdurdodedig; fel arfer, mae'n amhriodol cymryd camau gorfodi ffurfiol yn erbyn achos dibwys neu dechnegol o dorri rheolau cynllunio nad yw'n achosi unrhyw niwed i amwynder cyhoeddus.

Yn yr achos hwn mae'r Awdurdod Cynllunio Lleol o'r farn ei bod yn debygol y byddai caniatâd cynllunio yn cael ei roi ar gyfer y datblygiad gan yr ystyrir bod y datblygiad yn cydymffurfio â polisiau perthnasol o fewn Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn.

The Clerk reported that she had made inquiries with the Enforcement Department, Isle of Anglesey County Council following a complaint from a resident regarding Cadfan Villa, Menai Ville Terrace, Porthaethwy. After investigating the matter, the officer confirmed that a development has taken place for which planning permission is required under the Act. He confirmed that the size of the garage has been built in accordance with planning permission HHP/2021/300 and MAH/2023/10. The only changes are the size of the doors, one new window installed, and a glass double door not installed.

Enforcement action should be proportionate to the planning effects caused by the unauthorized development; it is usually inappropriate to take formal enforcement action against a trivial or technical breach of planning rules which does not cause any harm to public amenity.

In this case the Local Planning Authority is of the opinion that it is likely that planning permission would be granted for the development as it is considered that the development complies with relevant policies within the Gwynedd and Anglesey Joint Local Development Plan.

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

Ymgynghoriad Cynllunio / Planning Consultation (anfonwyd at aelodau yn electronig / sent to members electronically)  
**HHP/2025/58**

Cais llawn ar gyfer ddymchwel, addasu ac ehangu yn / Full application for demolition, alterations and extensions at Y Swillies, Lôn Cei Bont/Beach Road, Porthaethwy/Menai Bridge – Dim sylwadau / No observations

**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 – Dim sylwadau / No observations

**FPL/2025/94**

Cais ôl-weithredol ar gyfer lleoli sied i gartrefu boeler biomas yn / Retrospective application for the siting of a shed to house a biomass boiler at Freckled Angel, Cilbedlam / Dale Street, Porthaethwy / Menai Bridge – Dim sylwadau / No observations

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

**HHP/2024/217**

Cais llawn i osod 3 ffenestr to newydd ynghyd â ffenestri newydd yn / Full application for the installation of 3 new rooflights together with replacement windows at Bryn Menai, Ffordd Telford, Porthaethwy / Menai Bridge – CANIATAWYD YN AMODOL / GRANTED CONDITIONALLY – Nodwyd / Noted

**109.25 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)**

**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 – Cais wedi ei dynnu'n ôl / Application withdrawn – Nodwyd / Noted

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

**FPL/2024/147**

Depo Môn Caravans, Ffordd Pentraeth, Porthaethwy

Gwneir yr apêl o dan adran 78 Deddf Cynllunio Gwlad a Thref 1990 yn erbyn gwrthod rhoi caniatâd cynllunio.

Gwneir yr apêl gan by Môn Caravans Ltd yn erbyn penderfyniad Cyngor Sir Ynys Môn.

Mae'r datblygiad arfaethedig yn newid defnydd tir amaethyddol i leoli cynwysyddion storio gyda gwaith safle cysylltiedig /

Môn Caravans Depot, Pentraeth Road, Menai Bridge

The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.

The appeal is made by Môn Caravans Ltd against the decision of the Isle of Anglesey County Council.

The development proposed is the change of use of agricultural land for siting of storage containers with associated siteworks - Gwrthodwyd yr apêl / Appeal is dismissed – Nodwyd / Noted

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111.25 Dyddiad cyfarfod nesaf – 5 Mehefin 2025 / Date of next meeting – 5 June 2025

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

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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: 01/05/2025 |  |
| AELOD/MEMBER                                          | EITEM/ITEM: | RHIF COFNOD/MINUTE NO.   |  |
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