



CANOLFAN COED CYRNOL · Ffordd Mona / Mona Road ·
PORTHAETHWY / MENAI BRIDGE · YNYS MÔN / ISLE OF ANGLESEY
LL59 5EA Ffôn / Tel. 01248 716959
ebost/email: townclerk@menaibridgetowncouncil.co.uk
wefan/website: www.menaibridgetowncouncil.co.uk

30 Hydref 2025

30 October 2025

At: Holl Aelodau'r Pwyllgor Cynllunio

To: All Members of the Planning Committee

Annwyl Gyngorydd

Dear Councillor

Fe'ch gwysir i fynychu cyfarfod o **Bwyllgor Cynllunio** Cyngor Tref Porthaethwy, sydd i'w gynnal yn Siambr y Cyngor, Canolfan Coed Cynol, **nos Iau, 6 Tachwedd 2025 am 7.15yh.**

You are summoned to attend a meeting of the **Planning Committee** of Menai Bridge Town Council, to be held at the Council Chamber, Canolfan Coed Cynol on **Thursday, 6 November 2025 at 7.15pm.**

Cysylltwch â'r Clerc erbyn hanner dydd ar ddiwrnod y cyfarfod os ydych angen y linc ar gyfer y cyfarfod gael ei anfon atoch.

Please contact the Clerk by noon on the day of the meeting if you require the link for the meeting to be sent to you.

Yn gywir iawn / Yours sincerely

W. Faulkner

Mrs Wendy Faulkner
CLERC Y DREF / TOWN CLERK

~~~~~

## AGENDA

1. Croeso ac Ymddiheuriadau am Absenoldeb / Welcome and Apologies for Absence
2. Datganiadau o Ddiddordeb: Côd Ymddygiad / Declarations of Interest: Code of Conduct  
Atgoffir yr aelodau bod yn rhaid iddynt ddatgan bodolaeth a natur unrhyw gysylltiadau personol a/neu sy'n rhagfarnu (gan ddefnyddio'r ffurflen a ddarparwyd i'r pwrpas hwn) / Members were reminded that they must declare the existence and nature of any personal and/or prejudicial interests (using the form provided for this purpose)
3. Public participation session / Sesiwn cyfranogiad y cyhoedd  
Ugain munud i'w neilltuo i ganiatáu i drigolion cymuned Porthaethwy holi Cyngorwyr Tref mewn perthynas â materion o ddiddordeb, ar yr agenda. Nid yw bob amser yn bosibl rhoi ymateb llafar yn y cyfarfod a gall cwestiynau dderbyn ateb ysgrifenedig. 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 in relation to matters of interest, on the agenda. It is not always possible to give a verbal response at the meeting and questions may receive a written reply. No resolution can be made under this item.

4. Derbyn a chymeradwyo cofnodion cyfarfod y Pwyllgor Cynllunio a gynhaliwyd ar 2 Hydref 2025 ac ymdrin ag unrhyw faterion sy'n codi / To receive and approve the minutes of the Planning Committee meeting held on the 2 October 2025 and address any matters arising

5. 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

6. I gysidro ceisiadau cynllunio / To consider planning applications (8)

Ymgynghoriadau Cynllunio / Planning Consultations (anfonwyd at aelodau yn electronig / sent to members electronically)

Bydd ceisiadau cynllunio a dderbynnir rhwng cyhoeddi'r agenda a chyfarfod y pwyllgor cynllunio yn cael eu hychwanegu'n awtomatig i'w trafod / Planning applications received between publication of the agenda and the planning committee will automatically be added for discussion

**FPL/2025/253**

Cais llawn i godi annedd ynghyd a chreu mynedfa newydd i gerbydau yn / Full application for the erection of a dwelling together with the construction of a new vehicular access at Craig Selyf, Ffordd Telford Road, Porthaethwy / Menai Bridge

**FPL/2025/240**

Cais llawn ar gyfer newid defnydd annedd (Dosbarth Defnydd C3) i fod yn deintyddfa a chlinig iechyd (Dosbarth Defnydd D1) yn / Full application for the change of use of a dwelling (Use Class C3) into a dentist and health clinic (Use Class D1) at 32 Stryd Fawr, Porthaethwy / High Street, Menai Bridge

**HHP/2025/174**

Cais llawn ar gyfer dymchwel rhan o'r annedd, ynghyd ag addasiadau allanol yn / Full application for the demolition of part of the dwelling, together with external alterations at Y Graigwen, Ffordd Cadnant Road, Porthaethwy / Menai Bridge

**FPL/2025/212 (Additional information)**

Cais llawn ar gyfer cael gwared o'r unedau presennol, gosod uned aer sych oer, gosod system chwistrellu, gwaith ar y plinth ynghyd a chodi'r uchder yr uned oeri aer bresennol ar y to yn / Full application for removal of existing plant units, installation of a dry air cooler, installation of a spray system, works to plinth together with raising the height of the existing air conditioning unit on the roof at Waitrose, Ffordd Mona, Porthaethwy / Waitrose, Mona Road, Menai Bridge

**LBC/2025/29**

Caniatâd Adeilad Rhestredig ar gyfer dymchwel rhan o'r annedd, ynghyd ag addasu mewnol ac allanol yn / Listed Building Consent for the demolition of part of the dwelling, together with internal and external alterations at Y Graigwen, Ffordd Cadnant Road, Porthaethwy / Menai Bridge

**ADV/2025/9**

Cais i leoli amryw o arwyddion wedi ei oleuo a heb ei oleuo yn / Application for the siting of various illuminated and non-illuminated signs at Waitrose, Ffordd Mona, Porthaethwy / Waitrose, Mona Road, Menai Bridge

**VAR/2025/50**

Cais o dan Adran 73 i ddiwygio amod (13) (Cynlluniau a gymeradwywyd) o ganiatâd cynllunio rhif VAR/2024/34 (dymchwel yr annedd bresennol ynghyd â chodi dwy annedd newydd) er mwyn diwygio'r dyluniad yn / Application under Section 73 for the variation of condition (13) (Approved plans) of planning permission reference VAR/2024/34 (demolition of the existing dwelling together with the erection of two new dwellings) so as to amend the design at Treiddon, Lon Cei Bont / Beach Road, Porthaethwy / Menai Bridge

**HHP/2025/114 (Amended Plans)**

Cais llawn ar gyfer dymchwel, addasu ag ehangu yn / Full application for demolition, alterations and extensions at 25 Trem Eryri, Porthaethwy / Menai Bridge

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

**FPL/2025/194**

Cais llawn ar gyfer adeiladu sied bren i'w ddefnyddio fel ystafell ddosbarth awyr agored a man picnic yn / Full application for the construction of a wooden shed for use as outdoor classroom and picnic area at Pili Palas, Porthaethwy / Menai Bridge - Caniatwyd gyda amodau / Granted conditionally

**TPO/2025/13**

Cais i wneud gwaith ar goed sydd wedi eu gwarchod gan Orchymyn Diogelu Coed yn / Application for works to a trees protected by a Tree Preservation Order at Coed Awelon, Lôn Pen Nebo, Porthaethwy / Coed Awelon, Hill Street, Menai Bridge - Caniatwyd gyda amodau / Granted conditionally

**TPO/2025/12**

Cais i wneud gwaith ar goed sydd wedi eu gwarchod gan Orchymyn Diogelu Coed yn / Application for works to a trees protected by a Tree Preservation Order at 8. The Moorings, Ffordd Cadnant, Porthaethwy / Cadnant Road, Menai Bridge - Caniatwyd gyda amodau / Granted conditionally

**LBC/2025/22**

Caniatâd Adeilad Rhestredig ar gyfer dymchwel ac ailadeiladu rhan o wal ffin sydd wedi'i ddifrodi yn / Listed Building Consent for demolishing and re-construct section of damaged boundary wall at Y Graigwen, Ffordd Cadnant Road, Porthaethwy / Menai Bridge - Caniatwyd gyda amodau / Granted conditionally

8. 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)

9. I dderbyn hysbysiad o apeliadau cynllunio (anfonwyd at aelodau yn electronig) / To receive notification of planning appeals (sent to members electronically)

10. Dyddiad cyfarfod nesaf – 4 Rhagfyr 2025 / Date of next meeting – 4 December 2025