

**COFNODION PWYLLGOR CYNLLUNIO HYBRID CYNGOR TREF PORTHAETHWY A GYNHALIWDY  
YN CANOLFAN COED CYRNOL, PORTHAETHWY NOS IAU, 2 HYDREF 2025 AM 7.00YH /  
MINUTES OF MENAI BRIDGE TOWN COUNCIL HYBRID PLANNING COMMITTEE MEETING HELD ON  
THURSDAY, 2 OCTOBER 2025 AT 7.00PM**

**PRESENNOL/PRESENT:** Cynghorydd Denise Owen, Cadeirydd, Cynghorydd Ella Fisk, Cynghorydd W Love, Cynghorydd P Owen

SWYDDOG: Mrs Wendy Faulkner, Clerc

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

**ABSENNOL/ABSENT:** Cynghorydd Femke van Gent, Cynghorydd Selwyn Williams

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

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42.25 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.

43.25 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.

44.25 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.

45.25 I dderbyn a cymeradwyo cofnodion y Pwyllgor Cynllunio a gynhaliwyd ar y 4 Medi 2025 a rhoi sylw i unrhyw faterion sydd yn codi / To receive and approve the minutes of the Planning Committee meeting held on the 4 September 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 [PeterOwen/EllaFisk]

Dim materion yn codi / No matters arising

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

Dim i'w adrodd / Nothing to report.

47.25 Ystyried ceisiadau cynllunio / To consider planning applications

Ymgynghoriad Cynllunio / Planning Consultation (anfonwyd at aelodau yn electronig / sent to members electronically)  
**FPL/2025/212**

Cais llawn ar gyfer cael gwared a unedau presennol, gosod 1 uned Aer Sych Oer, gosod 1 system chwistrellu, gwaith ar y plin a chodi'r Uned Oeri Aer bresennol ar y to yn/Full application for removal of existing plant units, installation of 1 no Dry Air Cooler, installation of 1 no spray system, works to plinth and raising of existing Air Conditioning Unit on the roof at Waitrose, Ffordd Mona, Porthaethwy / Waitrose, Mona Road, Menai Bridge – Dim gwrthwynebiad / No objection

**FPL/2025/126**

Cais llawn ar gyfer addasu ac ehangu'r modurdai presennol i ddarparu fflat preswyl uwchben yn / Full application for the alterations and extensions to the existing garages to provide residential apartment above at Mostyn Arms, Ffordd Cynan / St Georges Road, Porthaethwy/Menai Bridge

Members object to this proposed development on the following grounds:

- The previous application submitted was refused
- Overdevelopment of the Conservation Area

- The design is out of character in a Conservation Area
  - To increase traffic along this road on a daily basis is a risk and danger to pedestrians and motorists.
- 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.
- Members of the town council have raised their concerns regarding St George's Road at a recent meeting with an Officer from the Local Highway Authority
  - From experience of other properties that the developer (Poole Homes) owns in the town, the increase in the number of HMO's and the antisocial behaviour that is increasing is causing grave concerns to residents in the community.
  - Flooding has always been an issue in this area whereby the cellar in the Mostyn Arms use to flood. Members, with local knowledge of Menai Bridge reported that the information in the statement accompanying the application are factually incorrect. There has never been garages or a dwelling on the site in question. The submitted location plan is incorrect; this is not how the site looks.
  - All the above might not be 'planning considerations' but they are extremely important considerations for the Planning Officers and the Planning Committee to consider on behalf of the residents of Menai Bridge.

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

**HHP/2025/115**

Cais llawn ar gyfer addasu ac ehangu yn / Full application for alterations and extensions at  
 4 Derwen Deg, Porthaethwy / Menai Bridge - Caniatwyd gyda amodau / Granted conditionally – Nodwyd / Noted

49.25 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

50.25 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

51.25 Dyddiad cyfarfod nesaf – 6 Tachwedd 2025 / Date of next meeting – 6 November 2025

Caeodd y Cadeirydd y cyfarfod am 8.00yh / The Chair closed the meeting at 8.00pm

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 Cynghorydd Denise Owen  
 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

| CYNGOR TREF PORTHAETHWY/<br>MENAI BRIDGE TOWN COUNCIL |             | DYDDIAD/DATE: 02/10/2025 |  |
|-------------------------------------------------------|-------------|--------------------------|--|
| AELOD/MEMBER                                          | EITEM/ITEM: | RHIF COFNOD/MINUTE NO.   |  |
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