

**COFNODION PWYLLGOR CYNLLUNIO HYBRID CYNGOR TREF PORTHAETHWY A GYNHALIWDY
YN CANOLFAN COED CYRNOL, PORTHAETHWY NOS IAU, 6 TACHWEDD 2025 AM 7.15YH /
MINUTES OF MENAI BRIDGE TOWN COUNCIL HYBRID PLANNING COMMITTEE MEETING HELD ON
THURSDAY, 6 NOVEMBER 2025 AT 7.15PM**

PRESENNOL/PRESENT: Cyngorydd Denise Owen, Cadeirydd, Cyngorydd Ella Fisk, Cyngorydd Hefin Jones, Cyngorydd P Owen, Cyngorydd H Spencely, Cyngorydd Selwyn Williams
8 preswlydd cymuned Porthaethwy / 8 residents of the community of Menai Bridge

SWYDDOG: Mrs Wendy Faulkner, Clerc

YMDDIHEURIADAU/APOLOGIES: Cyngorydd W Love, Cyngorydd J Southgate, Cyngorydd Sonia Williams

ABSENNOL/ABSENT: Cyngorydd Femke van Gent, Cyngorydd T Thomas

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

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**52.25 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.

**53.25 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.

**54.25 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.

Roedd aelodau o'r cyhoedd yn bresennol ynglyn a ceisiadau cynllunio FPL/2025/253 a VAR/2025/50 / Members of the public were in attendance regarding planning applications FPL/2025/253 a VAR/2025/50.

**55.25 I dderbyn a cymeradwyo cofnodion y Pwyllgor Cynllunio a gynhaliwyd ar y 2 Hydref 2025 a rhoi sylw i unrhyw faterion sydd yn codi / To receive and approve the minutes of the Planning Committee meeting held on the 2 October 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 [HefinJones/PeterOwen]

Dim materion yn codi / No matters arising

**56.25 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.

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

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

Members of the town council wish to comment on the poor submission of the application. One very important error – the proposal is in the Menai Bridge Conservation Area.

Members of the town council refer to the County Council's Conservation Area Character Appraisal for Menai Bridge. Will the appraisal be taken into consideration? Is the applicant/agent aware that a Conservation Area Character Appraisal for Menai Bridge exists?

The proposed development:

- o does not preserve or enhance the existing character of the area
- o is not sympathetic in terms of scale (even though the submission does not state the scale), design or the materials proposed
- o it detracts from the existing character and appearance of Craig Selyf and Telford Road

#### Road Safety:

The proposed development:

- o is not suitable for this plot/garden from a safety point of view
- o 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 the proposed access is yet another addition on Telford Road

#### The Construction Traffic Management Plan:

The "Construction Traffic Management Plan" contains assumptions. It is a poorly prepared document with numerous questions.

- Section 1 fails to show any plans or locations of the existing dwelling extension, nor does it contain plans of the detached garage.
- Section 3 states "Vehicles are to be kept off the site during the construction phase as not to impede any traffic flow" where will these vehicles be parked?

#### Drainage:

The proposed development:

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

The best outcome for the local community and environment would be for the garden to be reinstated.

Members of the town council formally request that this planning application be refused.

#### **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

Members of the town council object to the amended plans on the following grounds:

- o The parking solution is taken away by submitting the variation on Beach Road and Cambria Road
- o Concerns regarding the narrow roads surrounding the property with the area already congested

The proposed variation:

- o Could potentially become a five bedroom property
- o The materials proposed are not in keeping with the area – the stone cladding should be reinstated

Have the properties been built in accordance with the approved plans?

#### **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 – **Dim gwrthwynebiad / No objection**

#### **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 – **Dim gwrthwynebiad / No objection**

#### **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 â 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 – **Dim gwrthwynebiad / No objection**

#### **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 – **Dim gwrthwynebiad / No objection**

#### **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 – **Dim gwrthwynebiad / No objection**

#### **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 – **Dim gwrthwynebiad / No objection**

58.25 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 - Caniatawyd gyda amodau / Granted conditionally – NODWYD / NOTED

#### **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 - Caniatawyd gyda amodau / Granted conditionally – NODWYD / NOTED

#### **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 - Caniatawyd gyda amodau / Granted conditionally – NODWYD / NOTED

#### **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 - Caniatawyd gyda amodau / Granted conditionally – NODWYD / NOTED

59.25 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

60.25 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

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

Caeodd y Cadeirydd y cyfarfod am 8.30yh / The Chair closed the meeting at 8.30pm

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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: 06/11/2025 |  |
|-------------------------------------------------------|-------------|--------------------------|--|
| AELOD/MEMBER                                          | EITEM/ITEM: | RHIF COFNOD/MINUTE NO.   |  |
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