

**COFNODION PWYLLGOR CYNLLUNIO HYBRID CYNGOR TREF PORTHAETHWY A GYNHALIWD
YN CANOLFAN COED CYRNOL, PORTHAETHWY NOS IAU, 5 MAWRTH 2026 AM 7.00YH /
MINUTES OF MENAI BRIDGE TOWN COUNCIL HYBRID PLANNING COMMITTEE MEETING HELD ON
THURSDAY, 5 MARCH 2026 AT 7.00PM**

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

SWYDDOG: Mrs Wendy Faulkner, Clerc

YMDDIHEURIADAU/APOLOGIES: Cynghorydd Femke van Gent, Cynghorydd Hefin Jones, Cynghorydd H Spencely, Cynghorydd J Southgate, Cynghorydd Sonia Williams

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

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**87.26 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.

**88.26 Datganiadau o Ddiddordeb: Côd 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.

**89.26 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.

**90.26 Derbyn a chymeradwyo cofnodion cyfarfod y Pwyllgor Cynllunio a gynhaliwyd ar 5 Chwefror 2026 hefyd y Pwyllgor Cynllunio Arbennig a gynhaliwyd 19 Chwefror 2026 ac ymdrin ag unrhyw faterion sy'n codi / To receive and approve the minutes of the Planning Committee meeting held on the 5 February 2026 also the Special Planning Committee held on the 19 February 2026 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 [WilliamLove/PeterOwen]

Dim materion yn codi / No matters arising

**91.26 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**

Dim i'w adrodd / Nothing to report

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

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

**TPO/2026/4**

Cais i wneud gwaith ar goed sydd wedi eu gwarchod gan Orchymyn Diogelu Coed yn / Application for works to trees protected by a Tree Preservation Order at **Craig Selyf, Ffordd Telford Road, Porthaethwy / Menai Bridge** -

The town council object strongly to this application. The existing trees on or nearby Craig Selyf should be pruned only

**HHP/2026/22**

Cais llawn ar gyfer addasu ac ehangu yn / Full application for alterations and extensions at **Bwthyn Bryn, Ffordd Penclip, Porthaethwy / Menai Bridge** – Dim gwrthwynebiad / No objection

**FPL/2026/20**

Cais llawn ar gyfer gosod dau paced trin carthffosiath a ffosydd gerrig newydd yn lle dau tanc septig a ffosydd gerrig presennol yn / Full application for the installation of two new treatments plants and soakaways in lieu of two existing septic tanks and soakaways at **Pili Palas, Porthaethwy / Menai Bridge** – Dim gwrthwynebiad / No objection

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### **HHP/2026/19**

Cais llawn ar gyfer addasu ag ehangu yn / Full application for alterations and extensions at **6 Tyddyn Isaf, Porthaethwy/ Menai Bridge** – Dim gwrthwynebiad / No objection

### **HHP/2026/31**

Cais llawn ar gyfer addasu ac ehangu yn / Full application for alterations and extensions at **Cymerau, Ffordd Penraeth, Porthaethwy / Menai Bridge** – Dim gwrthwynebiad / No objection

### **FPL/2024/228**

Cais llawn ar gyfer codi cyfleuster gofal ychwanegol a chartref gofal preswyl gyda chyfleusterau cymunedol, creu mynedfa newydd i geir, gwaith i wella y briffordd, dymchwel yr annedd presennol ar y safle ynghyd â datblygiad cysylltiedig yn / Full application for the erection of an extra care facility and residential care home with community facilities, construction of a new vehicular access, highway improvement works, demolition of the existing dwelling on the site together with associated development at **Land near Glanynys, Tyddyn Mostyn, Porthaethwy / Menai Bridge**

The town council express significant concerns regarding the above application on the following grounds:

- members accept that there is a need for extra care but feel strongly that this site is not the 'one' on so many levels
- highway safety – grave concerns during and after construction. The area leading up to Tyddyn Mostyn is already congested (area of Tyddyn To). The streets cannot cope with traffic and car parking on the roads. Bus companies have stopped their service in this area because it's so congested
- a busy children's play area and primary school is situated (on the proposed roundabout) near the site
- there are traffic and parking issues in this area during the day/week
- possible flood risk. The Isle of Anglesey County Council are currently developing a flood alleviation scheme that aims to reduce the risk of flooding to properties in Menai Bridge
- the noise, dust and fumes generated
- the effect on trees and wildlife/nature conservation
- the impact on the community and other services
- concerns have been expressed in relation to the kind of placements intended for this facility
- previous planning decisions
- fears of damage to nearby properties was expressed by residents residing near the visible rockface

Concerns regarding surface water outfalls from the Tyddyn Mostyn site

- will the new system proposed cope with the additional load?

There are concerns that the drainage works were not part of the original submission made in 2024 and therefore, an opportunity was not available to discuss the scheme and get an understanding with the drainage experts.

Where does the surface water from Tyddyn Mostyn, Druid Road and Mount Street go now?

There are concerns that there may be drainage difficulties ahead, if this application is approved on this site.

The drainage scheme is completely new since the County Council held the public consultation back in 2024. We therefore ask for further public consultation with specialist bodies present before making a decision on this application. Has the local planning authority submitted a factual report detailing how this project will affect our local area?

Very little efforts have been provided to convince members of the town council's planning committee and residents of the town that this submission is going to be successful and that it's situated in the most suitable location for the elderly.

No re-assurances have been given regarding the drainage. What is the extent of the likely disruption due to the proposed extensive drainage works in the town?

A great deal of unanswered questions to such a 'significant disturbance'.

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

### **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 / Menai Bridge** – Caniatawyd gyda amodau / Approved conditionally – NODWYD / NOTED

94.26 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

95.26 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

96.26 Dyddiad cyfarfod nesaf – 2 Ebrill 2026 / Date of next meeting – 2 April 2026

Caeodd y Cadeirydd y cyfarfod am 8.10pm / The Chair closed the meeting at 8.10hy

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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: 05/03/2026 |
|-------------------------------------------------------|-------------|--------------------------|
| AELOD/MEMBER                                          | EITEM/ITEM: | RHIF COFNOD/MINUTE NO.   |
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