

**COFNODION PWYLLGOR CYNLLUNIO HYBRID CYNGOR TREF PORTHAETHWY A GYNHALIWDY
YN CANOLFAN COED CYRNOL, PORTHAETHWY NOS IAU, 6 AWST 2026 AM 7.00YH /**

**MINUTES OF MENAI BRIDGE TOWN COUNCIL HYBRID PLANNING COMMITTEE MEETING HELD ON
THURSDAY, 6 AUGUST 2026 AT 7.00PM**

PRESENNOL/PRESENT: Cyngorydd Denise Owen, Cadeirydd, Cyngorydd Ella Fisk, Cyngorydd W Love
Cyngorydd J Southgate, Cyngorydd H Spencely,
Cyngorydd Selwyn Williams, Cyngorydd Sonia Williams

5 o drigolion y Dref / 5 residents of the Town

SWYDDOG: Mrs Wendy Faulkner, Clerc

YMDIHEURIADAU/APOLOGIES: Cyngorydd Peter Owen, Cyngorydd Terry Thomas

ABSENNOL/ABSENT: Cyngorydd Femke van Gent, Cyngorydd Hefin Jones

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

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**18.26 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.

**19.26 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.

**20.26 Sesiwn cyfranogiad y cyhoedd / Public participation session**

Mae ugain munud wedi ei ddrynnu 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 pump o drigolion y Dref yn bresennol. Mynegwyd eu pryderon i Bwyllgor Cynllunio y Cyngor Tref ynglyn a cais cynllunio a gyflwynwyd i'r awdurdod cynllunio lleol / Five residents of the Town were present. They expressed their concerns to the Town Council's Planning Committee regarding a planning application submitted to the local planning authority.

**21.26 Derbyn a chymeradwyo cofnodion cyfarfod y Pwyllgor Cynllunio a gynhaliwyd ar 2 Gorffennaf 2026 a 9 Gorffennaf 2026 ac ymdrin ag unrhyw faterion sy'n codi / To receive and approve the minutes of the Planning Committee meeting held on the 2 July 2026 and 9 July 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/EllaFisk]

Dim materion yn codi / No matters arising

**22.26 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.

**23.26 I gysidro ceisiadau cynllunio / To consider planning applications**

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

**FPL/2026/155**

Cais llawn ar gyfer codi 3 uned breswyl ynghyd a creu mynedfa newydd i gerbydau yn / Full application for the erection of 3 residential units together with the construction of new vehicular access at Craig Selyf, Ffordd Telford, Porthaethwy / Craig Selyf, Telford Road, Menai Bridge

Members of the town council wish to express their concerns with regards the poor quality of the plans submitted. The submission is very difficult to comprehend due to the inconsistencies.

There are no dimensions on the plans - roof height. There's no reference to other properties nearby.

Members of the town council refer to the County Council's Conservation Area Character Appraisal for Menai Bridge.

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The proposed development:

- o does not preserve or enhance the existing character of the area
- o is not sympathetic in terms of scale, design or the materials proposed
- o it detracts from the existing character and appearance of the surrounding area including Craig Selyf.

#### **Road Safety:**

The proposed development:

- o is not suitable for this plot/garden from a safety point of view
- o the Chapel Street entrance is on a steep hill near a narrow junction. There is no dual access from Telford Road down Chapel Street.
- 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. Access for the disabled down Chapel Street is challenging at present. An access in this vicinity could be very dangerous for a disabled person and the elderly.
- o numerous planning applications have been approved in this vicinity over recent months:
  - The English Presbyterian Church, Telford Road (work has commenced)
  - Capel Mawr, Chapel Street (work not commenced)
  - Treiddon, Beach Road
  - Glan Rafon, Beach Road

#### **Drainage:**

The proposed development:

- o will clearly worsen the situation. Chapel Street already suffers from poor drainage and this proposal will only add to the problems
- o this kind of 'infill' development in gardens sets a dangerous precedent
- o removing the garden has destroyed a natural soak away and damaged the wildlife.
- o insufficient information has been provided in relation to drainage arrangements

#### **Trees:**

There are 2 remaining trees on the site which are subject to a Tree Preservation Order. The proposal suggests the planting of '20 new trees'. Where will the trees be planted? This is not specified in the application.

#### **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

#### **FPL/2026/85**

Cais llawn ar gyfer newid defnydd dau uned fanwerthu ar y llawr gwaelod (Dosbarth Defnydd A1) i ddau uned breswyl fforddiadwy (Dosbarth Defnydd C3) ynghyd ag addasiadau allanol yn / Full application for the change of use of two ground floor retail units (Use Class A1) into two affordable residential units (Use Class C3) together with external alterations at 31 & 32 Tyddyn To, Porthaethwy / Menai Bridge – **Dim gwrthwynebiad / No objection**

#### **HHP/2026/119**

Cais llawn ar gyfer dymchwel, addasu ac ehangu yn / Full application for demolition, alterations and extensions at Ty'n Mynydd, Lon Penmynydd Road, Porthaethwy/Menai Bridge – **Dim gwrthwynebiad / No objection**

#### **LBC/2026/17**

Caniatâd adeilad rhestredig ar gyfer newidiadau allanol a mewnol yn / Listed building consent for external and internal alterations at 1 Menai Ville Terrace, Porthaethwy / 1 Menai Ville Terrace, Menai Bridge – **Dim gwrthwynebiad / No objection**

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

**SCR/2026/24**

Barn Sgrinio ar gyfer codi siop fwyd (Dosbarth Defnydd A1), pwyntiau gwefru cerbydau trydan, mynediad cerbydol newydd a ffordd fewnol gyda mannau caled, ardal barcio, ardal gwasanaethu, is-orsaf, tirlunio caled a meddal, basn ddwr a gwaith cysylltiedig yn / Screening opinion for the erection of a food store (Use Class A1), electric vehicle charging points, new vehicular access and internal road and hardstanding, parking area, servicing area, sub-station, hard and soft landscaping, attenuation basin and associated works at Ffordd Penmynydd, Porthaethwy / Penmynydd Road, Menai Bridge - NID OES ANGEN AEA / EIA IS NOT REQUIRED

**MAO/2026/23**

Mân newidiadau i gynllun sydd wedi ei ganiatáu yn flaenorol o dan ganiatâd cynllunio 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) er mwyn addasu a gwaredu lleoliad neu ddyluniad amrywiol strwythurau bach, addasu dyluniad y 'prif adeilad', a gwaredu platform gwyllo ac ardal o lawr caled wrth y fynedfa frys ar dir oddi ar / Minor amendments to scheme previously approved under planning permission FPL/2024/228 (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) to adjust and remove the siting or design of various small structures, adjust the design of the 'main building', and removing a viewing platform and an area of hardstanding at the emergency access on land off Tyddyn Mostyn, Porthaethwy / Tyddyn Mostyn, Menai Bridge – Caniatawyd gyda amodau / Approved conditionally

25.26 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

26.26 I dderbyn hysbysiad o apeliadau cynllunio (anfonwyd 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

27.26 Dyddiad cyfarfod nesaf – 3 Medi 2026 / Date of next meeting – 3 September 2026

Caeodd y Cadeirydd y cyfarfod am 8.15pm / The Chair closed the meeting at 8.15yh

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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: 06/08/2026 |  |
|-------------------------------------------------------|-------------|--------------------------|--|
| AELOD/MEMBER                                          | EITEM/ITEM: | RHIF COFNOD/MINUTE NO.   |  |
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