COFNODION PWYLLGOR CYNLLUNIO HYBRID CYNGOR TREF PORTHAETHWY A GYNHALIWYD YN CANOLFAN COED CYRNOL, PORTHAETHWY NOS IAU, 1 HYDREF 2026 AM 7.00YH /

MINUTES OF MENAI BRIDGE TOWN COUNCIL HYBRID PLANNING COMMITTEE MEETING HELD ON THURSDAY, 1 OCTOBER 2026 AT 7.00PM

PRESENNOL/PRESENT: Cynghorydd Denise Owen, Cadeirydd, Cynghorydd Ella Fisk, Cynghorydd W Love, Cynghorydd Peter Owen, Cynghorydd H Spencely, Cynghorydd Terry Thomas, Cynghorydd Selwyn Williams, Cynghorydd Sonia Williams
7 aelod o'r cyhoedd / 7 members of the public

SWYDDOG: Mrs Wendy Faulkner, Clerc

YMDDIHEURIADAU/APOLOGIES: Cynghorydd J Southgate, Cynghorydd Hefin Jones

ABSENNOL/ABSENT: Cynghorydd Femke van Gent

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

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38.26 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.

39.26 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.

40.26 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.
Roedd aelodau o'r cyhoedd yn bresennol ynglyn a cais cynllunio Hen Gapel Moreia, Porthaethwy / Members of the public were in attendance regarding a planning application at the former site of Moreia Chapel, Dale Street, Menai Bridge

41.26 Derbyn a chymeradwyo cofnodion cyfarfod y Pwyllgor Cynllunio a gynhaliwyd ar y 3 Medi 2026 ac ymdrin ag unrhyw faterion sy'n codi / To receive and approve the minutes of the Planning Committee meeting held on the 3 September 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. [EllaFisk/WilliamLove]
Dim materion yn codi / No matters arising

42.26 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.

43.26 I gysidro ceisiadau cynllunio / To consider planning applications
Ymgynghoriad Cynllunio / Planning Consultation (anfonwyd at aelodau yn electronig / sent to members electronically)
FPL/2026/187
Cais Ôl-weithredol ar gyfer newid defnydd y llawr cyntaf a'r ail lawr o swyddfeydd (Dosbarth Defnydd B1) i bedair uned breswyl hunan-gynhwysol un ystafell wely (Dosbarth Defnydd C3) yn / Retrospective application for the change of use of the first and second floors from offices (Use Class B1) to four self-contained one bedroom residential units (Use Class C3) at 1 Stryd Fawr, Porthaethwy / 1 High Street, Menai Bridge – **Dim gwrthwynebiad / No objection**
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FPL/2026/175
Cais llawn ar gyfer dymchwel yr annedd bresennol a'r datblygiad o'r safle i hwyluso gorsaf bwytho petrol a siop cyfleustra ar dir yn / Full application for the demolition of the existing dwelling and the redevelopment of the site to facilitate a petrol filling station and convenience store on land at Hen Safle Capel Moreia, Cil-Bedlam, Porthaethwy / Former Site of Moreia Chapel, Dale Street, Menai Bridge

Members of Menai Bridge Town Council urge the Planning and Orders Committee to refuse the planning application to facilitate a petrol filling station and convenience store on land at the former site of Moreia Chapel, Dale Street, Menai Bridge on the following grounds:

- **Local knowledge**

Members of the town council have a 'precise' local knowledge of Menai Bridge. As much as members would like to see this prominent site developed the proposed **petrol filling station and convenience store is not suitable for The Moreia Chapel site on Dale Street, Menai Bridge.**

- **Highway Safety and Traffic**

The impact on the highway in the vicinity of this proposal would be massive.

- the draw of cheap fuel would create severe gridlock, tailback and bottlenecks on the narrow town streets in Menai Bridge
- Increase vehicle movements
- Increase congestion
- Dangerous junction arrangements with Bridge Street, Old Wood Street and Wood Street the 'Bus Station' where 120 bus movements occur every day
- Insufficient highway capacity
- Increased pressure on local roads

- **Impact on adjacent uses/residential properties**

A brightly lit, high turnover petrol station will disrupt the aesthetic and quiet nature of the small town of Menai Bridge forever.

Criteria 7 of Policy PCYFF2 states that proposals that affects the health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution or other forms of pollution or nuisance should be refused.

The site is located within the development boundary of Menai Bridge with a mixture of different uses such as shops, restaurants, a library, a film studio, apartments, offices, and a playing field for the young people of the town.

The proposal would also impact the other land uses such as existing shops located in the town centre contrary to Strategic Policy PS15.

The proposal would therefore conflict with Strategic Policy PS15 and Policy PCYFF2 of the Joint Local Development Plan.

- **Economic Need**

The main policy consideration for new retail shops is as follows:-
Strategic Policy PS15 – Town Centre and Retail
This strategic policy confirms that the Local Planning Authority (LPA) will promote the vitality and viability of the town centres in the plan. Criteria 4 states that LPA's should resist development that detract their vitality and viability and protecting against the loss of retail units within the Primary Retail Areas as shown on the proposals map.

Policy MAN3 – Retailing Outside Defined Town Centres but Within Development Boundaries.

Policy MAN3 states that shops located outside defined town centres but within the development boundary will be safeguarded by refusing proposals for other uses unless it can be demonstrated that all the following criteria can be met:

1. That there is a similar service available within reasonable walking distance;
2. If there is no similar service present, that the property has been on the market for a reasonable selling price or rent for a continuous period of 6 months
3. That the new use will not have a detrimental impact on the amenities of adjacent uses.

Proposals for new small scale convenience shops that meet the daily needs of residents for essential daily goods will be approved, provided that they do not jeopardise the viability and vitality of existing town centres in the retail hierarchy and do not form part of an industrial estate.

Paragraph 6.3.105 of the policy states that retail development outside of town centres can jeopardise the vitality and viability of existing centres.

Paragraph 6.3.106 states that small scale shops should be less than 200 square metres.

Proposals outside the defined town centres on the edge of town centres or outside the town centre will be carefully controlled in order to support the town centres of the retail centres listed in Policy PS15. When considering criteria 1-3 of Policy MAN3 it is considered that there is another petrol filling station within approximately 250 metres of the site and the proposal would be contrary to Criteria 1. It is also considered that a petrol filling station and shop in this location would have a detrimental impact on the amenities of adjacent uses in terms of jeopardising the viability and vitality of existing town centre shops, the increase in traffic which would result in road conjunction, noise and general disturbance this would be contrary to Criteria 3 of Policy MAN3, Strategic Policy PS13, Criteria 7 of Policy PCYFF2 and Policy TRA 4.

Planning Policy Wales Edition 12 states that preference should be to locate new shops within a retail and commercial area defined in the development plan. Any future planning application should be accompanied by a Sequential Test in accordance with advice contained within Planning Policy Wales.

- **Effect on Conservation Area**

The Menai Bridge Conservation Area Character Appraisal describes Sub-Area 3 in which this site is located as it incorporates the Victorian commercial and retail centre of the town intermixed with; residential buildings, University buildings, Coed Marquis, The King George V playing fields, St George's Pier and adjacent green open space known as the 'Bonc', small grassed public garden on Cadnant Road, as well as a natural waterfront landscape (including Ynys Faelog and Ynys Gaint).

- **Traffic Survey**

Members of Menai Bridge Town Council are aware of a traffic survey conducted by a resident's group, Menai Bridge Community Voice / Llais Cymuned Porthaethwy. The survey was conducted on Dale Street, adjacent to the proposed site between 08.30 – 09.30am total vehicles 440 and 138 pedestrians walked by and of these, 99 crossed the road right next to the site.

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

MAO/2026/36

DEDDF CYNLLUNIO GWLAD A THREF (GWEITHDREFN RHEOLI DATBLYGU) (CYMRU) (DIWYGIO) 2014 / TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) (AMENDMENT) 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, adeiladu mynediad newydd i gerbydau, gwaith gwella priffyrdd, dymchwel yr annedd bresennol ar y safle ynghyd â datblygiad cysylltiedig ar dir gerllaw) i galluogi fwy o amser i gyflwyno gwybodaeth yn gysylltiedig a Amod 08 (Cynllun Tirlunio) a Amod 28 (Asesiad Effaith Sŵn) yn / Minor Amendments to scheme previously approved under planning permission FPL/2024/228 (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 on land near) to allow further time to submit information relating to Condition 08 (Landscaping Scheme) and Condition 28 (Noise Impact Assessment) at Glanynys, Tyddyn Mostyn, Porthaethwy / Glanynys, Tyddyn Mostyn, Menai Bridge - Caniatawyd yn amodol / Approved conditionally – Nodwyd/Noted

MAO/2026/33

DEDDF CYNLLUNIO GWLAD A THREF (GWEITHDREFN RHEOLI DATBLYGU) (CYMRU) (DIWYGIO) 2014 / TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) (AMENDMENT) Mân newidiadau i gynllun sydd wedi ei ganiatáu yn flaenorol o dan caniatád cynllunio FPL/2024/228 er mwyn diwygio geiriad o Amodau 17 (Cynllun Rheoli Traffig Adeiladu) ac Amod 21 (Cynllun Rheoli Amgylcheddol Adeiladu) yn / Minor amendments to scheme previously approved under planning permission FPL/2024/228 so as to amend wording of Conditions 17 (Construction Traffic Management Plan) and Condition 21 (Construction Environmental Management Plan) at Glanynys, Tyddyn Mostyn, Porthaethwy / Glanynys, Tyddyn Mostyn, Menai Bridge - Caniatawyd yn amodol / Approved conditionally – Nodwyd/Noted

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, Porthaethwy / Ty'n Mynydd, Penmynydd Road, Menai Bridge - Caniatawyd yn amodol / Approved conditionally – Nodwyd/Noted

45.26 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

46.26 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

47.26 Dyddiad cyfarfod nesaf – 5 Tachwedd 2026 / Date of next meeting – 5 November 2026

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

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Cynghorydd Denise Owen Dyddiedig
Cadeirydd

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/ MENAI BRIDGE TOWN COUNCIL		DYDDIAD/DATE: 01/10/2026
AELOD/MEMBER	EITEM/ITEM:	RHIF COFNOD/MINUTE NO.