COFNODION PWYLLGOR CYNLLUNIO HYBRID CYNGOR TREF PORTHAETHWY A GYNHALIWYD YN CANOLFAN COED CYRNOL, PORTHAETHWY NOS IAU, 5 TACHWEDD 2026 AM 7.00YH /

MINUTES OF MENAI BRIDGE TOWN COUNCIL HYBRID PLANNING COMMITTEE MEETING HELD ON THURSDAY, 5 NOVEMBER 2026 AT 7.00PM

PRESENNOL/PRESENT: Cynghorydd Denise Owen, Cadeirydd, Cynghorydd Ella Fisk, Cynghorydd Hefin Jones, Cynghorydd Peter Owen, Cynghorydd H Spencely, Cynghorydd Terry Thomas, Cynghorydd Selwyn Williams,

SWYDDOG: Mrs Wendy Faulkner, Clerc

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

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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48.26 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.

49.26 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.

50.26 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.

51.26 Derbyn a chymeradwyo cofnodion cyfarfod y Pwyllgor Cynllunio a gynhaliwyd ar y 1 Hydref 2026 ac ymdrin ag unrhyw faterion sy'n codi / To receive and approve the minutes of the Planning Committee meeting held on the 1 October 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. [PeterOwen/EllaFisk]
Dim materion yn codi / No matters arising

52.26 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.

53.26 I gysidro ceisiadau cynllunio / To consider planning applications
Ymgynghoriad Cynllunio / Planning Consultation (anfonwyd at aelodau yn electronig / sent to members electronically)
FPL/2026/213
Cais llawn i newid defnydd y llawr gwaelod o swyddfeydd (dosbarth defnydd A2) a llawr cyntaf (defnydd preswyl C3), i ganolfan lles (Sui Generis), ynghyd a newid blaen y siop presennol a newidiadau allannol yn / Full application for the change of use of the ground floor from offices (Use Class A2) and the first floor residential unit (Use Class C3) to a wellbeing centre (Sui Generis) together with a new shop front and external alterations at 6 Y Sgwar, Porthaethwy / 6 Uxbridge Square, Menai Bridge - **Dim gwrthwynebiad / No objection**

54.26 I nodi'r penderfyniadau cynllunio canlynol (anfonwyd at aelodau yn electronig) / To note the following planning decisions (sent to members electronically)
FPL/2026/132
Cais llawn ar gyfer dymchwel, addasu ac ehangu yn / Full application for demolition, extensions and alterations at 5 Ffordd yr Coleg, Porthaethwy / 5 Askew Street, Menai Bridge - **CANIATÂWYD YN AMODOL / GRANTED CONDITIONALLY – Nodwyd / Noted**
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VAR/2026/31
Cais o dan Adran 73 i amrywio amod (02) o ganiatâd cynllunio rhif 39C131R/VAR (Gweithrediadau dosbarthu, llwytho a dadlwytho) er mwyn amrywio'r oriau dosbarthu caniataol er mwyn caniatáu dosbarthiadau anghyfyngedig rhwng 1 Rhagfyr a 2 Ionawr bob blwyddyn yn / Application under S73 for the variation of condition (02) of planning permission reference 39C131R/VAR (Deliveries, loading and unloading operations) so as to vary the permitted delivery hours to allow unrestricted deliveries between 1st December and 2nd January each year at Waitrose, Ffordd Mona, Porthaethwy / Waitrose, Mona Road, Menai Bridge - **CANIATÂWYD YN AMODOL / GRANTED CONDITIONALLY – Nodwyd / Noted**

DIS/2026/48
Cais i ryddhau amod (28) (Asesiad Swn) o ganiatâd cynllunio FPL/2024/228 (Cais llawn ar gyfer codi cyfleuster gofal ychwanegol a chartref gofal preswyl gyda chyfleusterau cymunedol) ar dir ger / Application to discharge condition (28) (Noise Assessement) of planning permission FPL/2024/228 (Full application for the erection of an extra care facility and residential care home with community facilities) on land near Tyddyn Mostyn, Porthaethwy / Tyddyn Mostyn, Menai Bridge
RHYBUDD PENDERFYNIAD - Ystyrir bod y manylion a gyflwynwyd dan gais cyfeirnod DIS/2026/48 yn dderbyniol ac yn cwrdd â gofynion amod (28) (Asesiad Swn).
NOTICE OF DECISION - The details submitted under application DIS/2026/48 is considered acceptable and meet the requirements of condition (28) (Noise Assessment) - **Nodwyd / Noted**

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 - **CANIATÂWYD YN AMODOL / GRANTED CONDITIONALLY - Nodwyd / Noted**

DIS/2026/44
Cais i ryddhau amodau (05) (Atodlen Ffenestri a Drysau) o ganiatâd adeilad rhestredig LBC/2025/29 (dymchwel rhan o'r annedd, ynghyd ag addasu mewnol ac allanol) yn / Application to discharge conditions (05) (Windows and Doors Schedule) of listed building consent LBC/2025/29 (demolition of part of the dwelling, together with internal and external alterations) at
Y Graigwen, Ffordd Cadnant, Porthaethwy / Y Graigwen, Cadnant Road, Menai Bridge -
RHYBUDD PENDERFYNIAD - Ystyrir bod y manylion a gyflwynwyd dan gais cyfeirnod DIS/2026/44 yn dderbyniol ac yn cwrdd â gofynion amod (05) (Atodlen Ffenestri a Drysau). O'r herwydd gellir ryddhau amod (05) o ganiatâd caniatâd adeilad rhestredig cyfeirnod LBC/2025/29.
NOTICE OF DECISION - The details submitted under application DIS/2026/44 is considered acceptable and meet the requirements of condition (05) (Windows and Doors Schedule). Condition (05) of listed building consent reference LBC/2025/29 is therefore hereby discharged **- Nodwyd / Noted**

55.26 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

56.26 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

57.26 Dyddiad cyfarfod nesaf – 3 Rhagfyr 2026 / Date of next meeting – 3 December 2026

Caeodd y Cadeirydd y cyfarfod am 7.25pm / The Chair closed the meeting at 7.25yh

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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: 05/11/2026
AELOD/MEMBER	EITEM/ITEM:	RHIF COFNOD/MINUTE NO.