

Cyngor Tref Llangollen Town Council.

Cofnodion Cyfarfod Pwllgor Cynllinio a gynhaliwyd ar 15 Gorffennaf 2025.
Minutes of the Planning Committee held on 15 July 2025.

Yn bresennol: Y Cynghorwyr Felton, Jones, Keddie, Richards- Gwilliam a Morris.

Present: Councillors Felton, Jones, Keddie, Richards- Gwilliam and Morris.

P/12/25. Ymddiheuriadau am Absenoldeb.
Dim.

Apologies for Absence.
None.

P/13/26. Cofnodion.
Cynigiwyd a phenderfynwyd awdurdodi'r Cadeirydd i arwyddo cofnodion y cyfarfod a gynhaliwyd ar 1.07.25 fel cofnod cywir.

Minutes.
It was proposed and resolved that the Chair be authorised to sign the minutes of the meeting held on the 1.07.25 as a correct record.

P/14/26. Ceisiadau Cynllunio.
I ystyried ceisiadau cynllunio a gyfeiriwyd at y Cyngor a gwneud unrhyw benderfyniadau angenrheidiol arno.

Planning Applications.
To consider planning applications referred to the Council and make any necessary decisions thereon.

Cais: 03/2024/1423

Lleoliad: Tir ger Glascoed Bache, Mill Road.

Cynnig: Codi 1 annedd, adeiladu mynedfa newydd i gerbydau a gwaith cysylltiedig.

Cynigiwyd a phenderfynwyd gwrthwynebu'r cais hwn gan fod y cynnig yn groes i Bolisi RD1 – Datblygu Cynaliadwy a Dylunio Safon Dda. Yn benodol, mae'r datblygiad yn methu â dangos parch ddyledus i'r cymeriad a cyd-destun y safle a'i amgylchoedd mewn perthynas â lleoliad, cynllun a graddfa. Ar ben hynny, mae'r arfaethiad i gael gwared ar y wal bresennol yn cynrychioli colli nodwedd dirwedd werthfawr, a fyddai'n arwain at ddirywio'r amgylchedd naturiol a hanesyddol. Mae'r newid hwn yn debygol o gael effaith niweidiol ar safbwyntiau cyhoeddus amlwg i mewn, allan o, ac ar draws y safle. Mae'r newid hwn yn debygol o gael effaith niweidiol ar safbwyntiau cyhoeddus amlwg i mewn, allan o, ac ar draws y safle. Yn ogystal, ystyrir y byddai'r datblygiad

Application: 03/2024/1423

Location: Land adjacent to Glascoed Bache, Mill Road.

Proposal: Erection of 1 dwelling, construction of a new vehicular access and associated works.

It was proposed and resolved resolved to object to this application as the proposal was contrary to Policy RD1 – Sustainable Development and Good Standard Design. Specifically, the development fails to demonstrate due regard for the character and context of the site and its surroundings with respect to siting, layout, and scale. Furthermore, the proposed removal of the existing wall represents the loss of a valued landscape feature, which would result in the degradation of both the natural and historic environment. This alteration is likely to have a harmful impact on prominent public views into, out of, and across the site. In addition, it is considered that the proposed development would have an unacceptable impact on the local highway network, particularly during the

arfaethedig yn cael effaith annerbyniol ar y rhwydwaith priffyrdd lleol, yn enwedig yn ystod y cyfnod adeiladu, oherwydd y potensial ar gyfer mwy o dagfeydd, risgiau diogelwch, ac aflonyddwch sy'n deillio o draffig sy'n gysylltiedig ag adeiladu.

Cais: 03/2024/1212

Lleoliad: The Royal Hotel, Stryd y Bont,

Cynnig: Ymestyn ac addasu adeilad presennol i ffurfio 9 fflat hunangynhwysol gan gynnwys defnydd tir fel maes parcio a gwaith cysylltiedig.

Cynigiwyd a phenderfynwyd bod y gymhwysedd yn annerbyniol o ran cynllunio. Er bod cyfathrebu wedi'i wneud, cymeradwywyd bod pryderon cynhennyrrhaol ynghylch trin a gwaredu gwastraff, yn ogystal â darpariaeth parcio, wedi'u hystyried i ryw raddau, mae aelodau'n parhau i fod yn bryderus am sawl agwedd allweddol ar y gynllun sy'n gofyn am eglurder pellach. Yn benodol: Gallai'r colled arfaethedig o barcio ceir gwesty a llety'r gwesteion (lleoedd gwely) gael effaith niweidiol ar ddigwyddiad ariannol y gweithgareddau gwesty sy'n weddill. Gallai hyn, yn ei dro, effeithio'n ddrwg ar economi twristiaeth leol ehangach, sy'n dibynnu ar ganlyniadau'r cyfleusterau hyn. Yn ogystal, ystyriodd yr Aelodau y byddai'r datblygiad a gynhelir yn arwain at effaith dderbyniol ar rwydwaith ffyrdd lleol, yn enwedig yn ystod y cyfnod adeiladu. Mae hyn oherwydd y cynnydd disgwyliedig mewn tagfeydd traffig, posib peryglon diogelwch, a rhyfeddod cyffredinol i'r ardal gyfagos sy'n codi o symudiadau cerbydau sy'n gysylltiedig â chodiad.

Cais: 03/2024/1213

Lleoliad: The Royal Hotel, Stryd y Bont,

Cynnig: Ymestyn ac addasu adeilad presennol i ffurfio 9 fflat hunangynhwysol gan gynnwys defnydd tir fel maes parcio a gwaith cysylltiedig. (Caniatâd Adeilad Rhestredig).

construction phase, due to the potential for increased congestion, safety risks, and disturbance arising from construction-related traffic.

Application: 03/2024/1212

Location: The Royal Hotel, Bridge Street,

Proposal: Extension and alteration to existing building to form 9 self-contained flats including use of land as parking and associated works.

It proposed and resolved that the proposal was unacceptable in planning terms. Whilst it was acknowledged that previous concerns regarding the treatment and disposal of waste, as well as parking provision, have been addressed, Members remain concerned about several key aspects of the proposal that require further clarification. In particular the proposed loss of hotel car parking and guest accommodation (bed spaces) may have a detrimental impact on the financial viability of the remaining hotel operations. This, in turn, could adversely affect the wider local tourism economy, which relies on the availability of such facilities. Furthermore, Members considered that the proposed development would result in an unacceptable impact on the local highway network, especially during the construction phase. This is due to the anticipated increase in traffic congestion, potential safety hazards, and general disturbance to the surrounding area arising from construction related vehicle movements.

Application: 03/2024/1213

Location: The Royal Hotel, Bridge Street,

Proposal: Extension and alteration to existing building to form 9 self-contained flats including use of land as parking and associated works (Listed Building Consent)

Cynigiwyd a phenderfynwyd bod y gymhwysedd yn annerbyniol o ran cynllunio. Er bod cyfathrebu wedi'i wneud, cymeradwywyd bod pryderon cynhennyrrhaol ynghylch trin a gwaredu gwastraff, yn ogystal â darpariaeth parcio, wedi'u hystyried i ryw raddau, mae aelodau'n parhau i fod yn bryderus am sawl agwedd allweddol ar y gynllun sy'n gofyn am eglurder pellach. Yn benodol: Gallai'r colled arfaethedig o barcio ceir gwesty a llety'r gwesteion (lleoedd gwely) gael effaith niweidiol ar ddigwyddiad ariannol y gweithgareddau gwesty sy'n weddill. Gallai hyn, yn ei dro, effeithio'n ddrwg ar economi twristiaeth leol ehangach, sy'n dibynnu ar ganlyniadau'r cyfleusterau hyn. Yn ogystal, ystyriodd yr Aelodau y byddai'r datblygiad a gynhelir yn arwain at effaith dderbyniol ar rwydwaith ffyrdd lleol, yn enwedig yn ystod y cyfnod adeiladu. Mae hyn oherwydd y cynnydd disgwylidig mewn tagfeydd traffig, posib peryglon diogelwch, a rhyfeddod cyffredinol i'r ardal gyfagos sy'n codi o symudiadau cerbydau sy'n gysylltiedig â chodiad.

Cais: 03/2025/0158

Lleoliad: 22 Bridge Street, Llangollen.

Cynnig: Atgyweiriadau'n allanol a mewnol (cais Adeilad Rhestredig).

Cynigiwyd a phenderfynwyd na chodwyd unrhyw wrthwynebiadau mewn perthynas â'r cais hwn.

Gan nad oedd unrhyw eitemau pellach, daeth y cyfarfod i ben am 6.23yh.

It proposed and resolved that the proposal is unacceptable in planning terms. Whilst it was acknowledged that previous concerns regarding the treatment and disposal of waste, as well as parking provision, have been addressed to some extent, Members remain concerned about several key aspects of the proposal that require further clarification. In particular: The proposed loss of hotel car parking and guest accommodation (bed spaces) may have a detrimental impact on the financial viability of the remaining hotel operations. This, in turn, could adversely affect the wider local tourism economy, which relies on the availability of such facilities. Furthermore, Members considered that the proposed development would result in an unacceptable impact on the local highway network, especially during the construction phase. This is due to the anticipated increase in traffic congestion, potential safety hazards, and general disturbance to the surrounding area arising from construction related vehicle movements.

Application: 03/2025/0158

Location: 22 Bridge Street, Llangollen.

Proposal: External and internal repairs (Listed Building application).

It proposed and resolved that no objections be raised in relation to this application

There being no further items the meeting closed at 6.23pm