

Cyngor Tref Llangollen Town Council.

Cofnodion Cyfarfod Pwllgor Cynllinio a gynhaliwyd ar 19 Medi 2025.
Minutes of the Planning Committee held on 16 September 2025.

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

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

P/26/15. Ymddiheuriadau am Absenoldeb.
Dim.

Apologies for Absence.
None.

P/26/16. Datganiadau o Fuddiant.
Cyng Richards- Gwilliam eitem 6 ar yr agenda.

Declarations of interest
Cllr Richards- Gwilliam item 6 on the agenda.

P/26/17. Cofnodion.
Cynigiwyd a phenderfynwyd awdurdodi'r Cadeirydd i arwyddo cofnodion y cyfarfod a gynhaliwyd ar 15.07.25 fel cofnod cywir.

Minutes.
It was proposed and resolved that the Chair be authorised to sign the minutes of the meeting held on the 15 .07.25 as a correct record.

P/26/18. Ceisiadau Cynllunio.
Ystyriodd yr Aelodau y ceisiadau canlynol a barnu eu bod yn dderbyniol yn nhermau cynllunio.
Cais: 03/2024/0069
Lleoliad: Horseshoe Falls,
Cynnig: Adeiladu pas pysgod, gan gynnwys ceuffydd cysylltiedig, gweithrediadau peirianeg, tirlunio a gwaith cysylltiedig works.

Planning Applications.
Members considered the following applications and judged that they were acceptable in planning terms.
Application: 03/2024/0069
Location: Horseshoe Falls.
Proposal: Construction of fish pass including associated culverts, engineering operations, landscaping and associated works.

Cais: 03/2025/0340
Lleoliad: Fflatiau 1 a 2, 9 Stryd y Castell,
Cynnig: Amnewid ffenestri pren gyda Heritage upvc ar ddrychiadau deheuol a dwyreiniol; adnewyddu ffenestri pren ar ddrychiadau gogleddol a gorllewinol a gosod gwydr dwbl tenau neu dan wactod i gymryd lle'r paneli sengl presennol,

Application: 03/2025/0340
Location: Flats 1 And 2, 9 Castle Street,
Proposal: Replacing timber windows with Heritage upvc on south and east elevations; refurbishing timber windows on north and west elevations and fitting thin or vacuum double-glazing to replace existing single panes.

Cais: 03/2025/0333
Lleoliad: 22 Bridge Street.
Cynnig: Ffurio ardal barcio oddi ar y ffordd.

Application: 03/2025/0333
Location: 22 Bridge Street.
Proposal: Formation of off-road parking area.

Cais: 03/2025/0349/

Lleoliad: Bryn Castell Geufron.

Cynnig: Lleoli cwt bugail a gazebo pren yn yr ardd i ddarparu llety i dwristiaid.

Cynigiwyd a phenderfynwyd i beidio â chodi unrhyw wrthwynebiadau mewn perthynas â'r ceisiadau canlynol.

Ystyriodd yr Aelodau y cais canlynol a barnwyd ei fod yn annerbyniol yn nhermau cynllunio.

Cais: 03/2025/0312

Lleoliad: Meithrinfa Ddydd Llangollen, Stryd y Dwyrain.

Cynnig: Tynnu Mwyaren Wen yn Ardal Gadwraeth Llangollen.

Cynigiwyd a phenderfynwyd bod y bwriad i gael gwared ar y goeden Mulberry Gwyn o fewn Cadwraeth Llangollen Dylid gwrthod ardal gan fod yr ymgeisydd wedi methu â darparu unrhyw dystiolaeth gan coedwigwr cymwys i gyfiawnhau colli'r goeden sylweddol hon. Roedd yr aelodau o'r farn bod dileu yn ddiangen ac yn anghymesur. Mae'r White Mulberry yn arwyddocaol i'r lleoliad hanesyddol y mae wedi'i leoli ynddo ac yn gwneud cyfraniad gwerthfawr at gymeriad ac amwynder gweledol yr Ardal Gadwraeth, a byddai ei golli yn arwain at niwed annerbyniol. Ystyriwyd y byddai tocio cydymdeimladol yn mynd i'r afael yn ddigonol â phryderon sy'n ymwneud â'r adeilad a'r cyflenwad trydan, tra'n sicrhau bod y goeden yn cael ei chadw yn y fan a'r lle.

Cais: 03/2024/1213/LBC

Lleoliad: The Royal Hotel Bridge Street.

Cynnig: Estyniad ac addasiad i adeilad presennol i ffurfio 9 fflat hunangynhwysol gan gynnwys newidiadau mewnol ac allanol a gwaith cysylltiedig (Caniatâd Adeilad Rhestredig)

Ailystyriodd aelodau'r Pwyllgor y cais uchod yn dilyn gohebiaeth gan yr Awdurdod Cynllunio Lleol, gan ei fod wedi

Application: 03/2025/0349

Location: Bryn Castell Geufron.

Proposal: Siting of a shepherds hut and wooden gazebo in garden to provide tourist accommodation.

It was proposed and resolved not to raise any objections in relation to the following applications.

Members considered the following application and judged that it was unacceptable in planning terms

Application: 03/2025/0312

Location: Llangollen Day Nursery, East Street.

Proposal: Removal of a White Mulberry in Llangollen Conservation Area.

It was proposed and resolved that the proposed removal of the White Mulberry tree within the Llangollen Conservation Area should be refused as the applicant has failed to provide any evidence from a qualified arboriculturist to justify the loss of this significant tree. Members were firmly of the view that removal is both unnecessary and disproportionate. The White Mulberry is significant to the historic setting within which it is situated and makes a valuable contribution to the character and visual amenity of the Conservation Area, and its loss would result in unacceptable harm. It was considered that sympathetic pruning would adequately address concerns relating to the building and the electricity supply, whilst ensuring the tree is retained in situ.

Application: 03/2024/1213

Location: The Royal Hotel Bridge Street.

Proposal: Extension and alteration to existing building to form 9 self-contained flats including internal and external alterations and associated works (Listed Building Consent)

Members of the Committee reconsidered the above application following correspondence from the Local Planning

cael ei nodi bod ystyriaethau cynllunio materol eraill y mae'n rhaid eu hystyried wrth asesiad cyffredinol y cais. Yn yr ymateb blaenorol i'r cais hwn, cododd yr Aelodau wrthwynebiad y gallai colli maes parcio gwesty a llety gwestai (lleoedd gwely) gael effaith niweidiol ar hyfywedd ariannol gweithrediadau'r gwesty sy'n weddill. Gallai hyn, yn ei dro, effeithio'n andwyol ar yr economi dwristiaeth leol ehangach, sy'n dibynnu ar argaeledd cyfleusterau o'r fath.

Cynigiwyd a phenderfynwyd, ar ôl ystyried barn yr Awdurdod Cynllunio Lleol, a'r ystyriaethau cynllunio materol ehangach a nodwyd gan yr Awdurdod hwnnw, cadarnhaodd y Cyngor Tref nad oedd unrhyw wrthwynebiadau newydd i'r datblygiad arfaethedig.

Cais: 03/2024/1212

Lleoliad: The Royal Hotel Bridge Street.

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

Ailystyriodd aelodau'r Pwyllgor y cais uchod yn dilyn gohebiaeth gan yr Awdurdod Cynllunio Lleol, gan ei fod wedi cael ei nodi bod ystyriaethau cynllunio materol eraill y mae'n rhaid eu hystyried wrth asesiad cyffredinol y cais. Yn yr ymateb blaenorol i'r cais hwn, cododd yr Aelodau wrthwynebiad y gallai colli maes parcio gwesty a llety gwestai (lleoedd gwely) gael effaith niweidiol ar hyfywedd ariannol gweithrediadau'r gwesty sy'n weddill. Gallai hyn, yn ei dro, effeithio'n andwyol ar yr economi dwristiaeth leol ehangach, sy'n dibynnu ar argaeledd cyfleusterau o'r fath.

Cynigiwyd a phenderfynwyd, ar ôl ystyried barn yr Awdurdod Cynllunio Lleol, a'r ystyriaethau cynllunio materol ehangach a nodwyd gan yr Awdurdod hwnnw,

Authority, as it has been indicated that there were other material planning considerations which must be considered in the overall assessment of the application. In the previous response to this application, Members raised an objection that the 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.

It was proposed and resolved that having considered the Local Planning Authority's opinion, and the wider material planning considerations identified by that Authority, the Town Council confirmed that there were no new objections to the proposed development.

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.

Members of the Committee reconsidered the above application following correspondence from the Local Planning Authority, as it has been indicated that there were other material planning considerations which must be considered in the overall assessment of the application. In the previous response to this application, Members raised an objection that the 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.

It was proposed and resolved that having considered the Local Planning Authority's opinion, and the wider material planning considerations identified by that Authority,

cadarnhaodd y Cyngor Tref nad oedd unrhyw wrthwynebiadau newydd i'r datblygiad arfaethedig.

Cais; 3/2024/1423

Lleoliad: Tir ger Glascoed, Bache Mill Road.

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

Ailystyriodd aelodau'r Pwyllgor y cais uchod yn dilyn gohebiaeth gan yr Awdurdod Cynllunio Lleol, gan ei fod wedi cael ei nodi bod ystyriaethau cynllunio materol eraill y mae'n rhaid eu hystyried wrth asesiad cyffredinol y cais. Yn yr ymateb blaenorol i'r cais hwn, cododd yr Aelodau wrthwynebiad bod y datblygiad yn methu â dangos ystyriaeth briodol i gymeriad a chyd-destun y safle a'i amgylchoedd mewn perthynas â lleoliad, cynllun a graddfa. Ar ben hynny, mae tynnu'r wal bresennol arfaethedig yn cynrychioli colli nodwedd dirwedd werthfawr, a fyddai'n arwain at ddiraddio'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.

Cynigiwyd a phenderfynwyd, ar ôl ystyried barn yr Awdurdod Cynllunio Lleol, a'r ystyriaethau cynllunio materol ehangach a nodwyd gan yr Awdurdod hwnnw, cadarnhaodd y Cyngor Tref nad oedd unrhyw wrthwynebiadau newydd i'r datblygiad arfaethedig.

P/26/19. Tystysgrifau Penderfyniad

Nododd yr Aelodau y tystysgrifau penderfyniad a dderbyniwyd.

Dim gwrthwynebiad.

03/2025/0312

Meithrinfa Ddydd Llangollen, Stryd y Dwyrain.

Tynnu Mwyaren Wen yn Ardal Gadwraeth Llangollen

the Town Council confirmed that there were no new objections to the proposed development.

Application: 3/2024/1423

Location; Land adjacent to Glascoed Bache Mill Road.

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

Members of the Committee reconsidered the above application following correspondence from the Local Planning Authority, as it has been indicated that there were other material planning considerations which must be considered in the overall assessment of the application. In the previous response to this application, Members raised an objection that 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.

It was proposed and resolved that having considered the Local Planning Authority's opinion, and the wider material planning considerations identified by that Authority, the Town Council confirmed that there were no new objections to the proposed development.

Certificates of Decision.

Members noted the certificates of decision received .

No Objection.

03/2025/0312

Llangollen Day Nursery East Street.

Removal of a White Mulberry in Llangollen Conservation Area

**Gan nad oedd unrhyw eitemau pellach,
daeth y cyfarfod i ben am 6.40yh.**

**There being no further items the meeting
closed at 6.40pm**

Llofnod / Signature

21.10.25