

Cyngor Tref Llangollen Town Council.

Cofnodion Cyfarfod Pwllgor Cynllinio a gynhaliwyd ar 25 Tachwedd 2025.

Minutes of the Planning Committee held on 25 November 2025.

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

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

P/26/25. Ymddiheuriadau am Absenoldeb.
Dim.

Apologies for Absence.
None.

P/26/26. Datganiadau o Fuddiant.
Dim.

Declarations of interest.
None.

P/26/27. Cofnodion.
Cynigiwyd a phenderfynwyd awdurdodi'r Cadeirydd i arwyddo cofnodion y cyfarfod a gynhaliwyd ar 21.10.25 fel cofnod cywir.

Minutes.
It was proposed and resolved that the Chair be authorised to sign the minutes of the meeting held on the 21.10.25 as a correct record.

P/26/28. Ceisiadau Cynllunio.
Ystyriodd aelodau'r Pwyllgor y ceisiadau canlynol a barnwyd ei fod yn dderbyniol o ran cynllunio.
Cynigiwyd a phenderfynwyd nad oes unrhyw wrthwynebiadau yn cael eu codi mewn perthynas â'r ceisiadau hyn.

Planning Applications.
Members of the Committee considered the following applications and judged that it was acceptable in planning terms.
It was proposed and resolved that no objections be raised in relation to these applications.

Cais: 03/2024/1611
Lleoliad: Tir cyfagos 1 Maes Pengwern

Application: 03/2024/1611
Location: Land Adjoining 1 Maes Pengwern.

Cais: 03/2025/0476
Lleoliad: Minffordd Mill Street.
Cynnig: Gwaith i goed o fewn ffiniau Minffordd o fewn Ardal Gadwraeth Llangollen.

Application: 03/2025/0476
Location: Minffordd Mill Street.
Proposal: Work to trees within the boundaries of Minffordd within the Llangollen Conservation Area.

Cais: 3/2025/0483
Lleoliad: Gyferbyn, Ysgol Dinas Bran Ffordd Dinbren.
Cynigiwyd a phenderfynwyd nad oedd eglurder i'r cyflwyniad. Roedd yn disgrifio cwmpo un goeden dderw, ond mae'r Roedd dogfennau hefyd yn cyfeirio at gael gwared ar ddwy goeden sycamorwydd. Felly, dylai'r Awdurdod Cynllunio Lleol geisio eglurhad ar y cynigion a ddylai hefyd gael eu cefnogi gan dystiolaeth gan

Cais: 3/2025/0483
Location: Opposite, Ysgol Dinas Bran Dinbren Road.
It was proposed and resolved that the submission lacked clarity. It described the felling of one oak tree, yet the documents also referred to removing two sycamore trees. Therefore, clarification should be sought by the Local Planning Authority on the proposals which should also be supported by evidence from a

goedwigwr cymwys i gyfiawnhau'r
tynnu'r coed hyn

Cais: 03/2024/1474

Lleoliad: Parc Gwledig Eirianfa, Stryd y
Berwyn.

Cynigiwyd a phenderfynwyd gwrthwynebu'r
cais hwn ac roedd yr Aelodau yn dymuno
pwysleisio nifer o'r cais gwreiddiol gan fod y
cais yn gwrthdaro â Pholisi'r Cynllun
Datblygu Lleol ABCCh 12 - Safleoedd
carafanau a gwersylla teithiol newydd fel y
Cymhwysiad:

- a. nid yw'n fach o ran graddfa ac yn
gymesur â'i leoliad, yn enwedig o fewn ac
yn gyfagos i'r Ardal
- b. Harddwch Naturiol Eithriadol neu Ardal o
Harddwch Eithriadol, Traphont Ddŵr a
Chamlas Pontcysyllte
- b) Safle Treftadaeth y Byd (gan gynnwys y
clustogfa) neu ardaloedd tirwedd eraill
sy'n bwysig yn rhanbarthol.
- c) Mae Llangollen o fewn AHNE Bryniau
Clwyd a Dyffryn Dyfrdwy
- d) Byddai'r datblygiad yn arwain at or-
grynhoi safleoedd mewn unrhyw un ardal
er anfantais i'r dirwedd neu amwynder
preswyl.
- e) Nid yw'r datblygiad yn gwneud cyfraniad
cadarnhaol i'r bioamrywiaeth leol, yr
amgylchedd naturiol ac adeiledig gan y
byddai'n rhaid tynnu 15 o goed (nododd
yr Aelodau fod rhai mesurau lliniaru
wedi'u hawgrymu, plannu gwrychoedd
ffawydd newydd i wneud iawn am golli
coed brodorol. Fodd bynnag, teimlwyd
na fyddai'r mesurau hyn yn gwella
bioamrywiaeth y safle).
- f) byddai'r datblygiad yn ymddangos yn
ymwthiol yn y dirwedd.

qualified arboriculturist to justify the
removal of these trees

Application: 03/2024/1474

Location: Eirianfa Country Park, Berwyn
Street.

It was proposed and resolved to object to
this application and Members wished to
emphasis a number of the original in that the
application conflicts with Local
Development Plan Policy PSE 12 - New
touring caravan and camping sites as the
application:

- a) is not small in scale and proportionate
to its location, particularly within and
adjoining the Area
- b) of Outstanding Natural Beauty or Area
of Outstanding Beauty, Pontcysyllte
Aqueduct and Canal
- c) World Heritage Site (including the buffer
zone) or other regionally important
landscape areas.
- d) Llangollen is within Clwydian Range and
Dee Valley AONB
- e) the development would result in an
overconcentration of sites in any one
locality to the detriment of the
landscape or residential amenity.
- f) the development does not make a
positive contribution to the local
biodiversity, natural and built
environment as 15 trees would have to
be removed (Members did note noted
that some mitigation measures had
been suggested, the planting new
beech hedges to compensate for the
loss of native trees. However, it was felt
that these measures would not
enhance the biodiversity of the site).
- g) the development would appear
obtrusive in the landscape.

P/26/29. Tystysgrifau Penderfyniad

Nodi tystysgrifau penderfyniad a
dderbyniwyd oddi wrth Adran Gynllunio
Cyngor Sir Ddinbych.

Caniatáu.

Certificates of Decision.

To note certificates of decision received
from Denbighshire County Council
Planning department.

Granted.

03/2025/0210

Fflat drosodd, 7 Stryd y Derw.

Newid defnydd fflat llawr cyntaf ac ail lawr i ddefnydd masnachol i gynhyrchu a storio bwyd mewn cysylltiad a chaffi llawr gwaelod (cais ol-weithredol.

03/2024/1326

Tan Y Bedw Ucha, Berwyn.

Codi estyniad ochr deulawr, parcio oddi ar y ffordd a gwaith cysylltiedig

03/2024/0069

Rhaeadr y Bedol, y Berwyn,
Adeiladu pas pysgod, gan gynnwys ceuffosydd cysylltiedig, gweithrediadau peirianeg, tirlunio a gwaith cysylltiedig

03/2024/0070

Rhaeadr y Bedol, y Berwyn.

Adeiladu pas pysgod, gan gynnwys ceuffosydd cysylltiedig, gweithrediadau peirianeg, tirlunio a gwaith cysylltiedig (Cais Adeilad Rhestredig)

Gan nad oedd unrhyw eitemau pellach, daeth y cyfarfod i ben am 7.29yh.

03/2025/0210

Flat Over, 7 Oak Street.

Change of use of first and second floor flat to commercial use to produce and store food in connection with a ground floor café (retrospective application.

03/2024/1326

Tan Y Bedw Ucha, Berwyn.

Erection of a two-storey side extension, off road parking and associated works

03/2024/0069

Horseshoe Falls, Berwyn, Llangollen,
Construction of fish pass including associated culverts, engineering operations, landscaping and associated works.

03/2024/0070

Horseshoe Falls, Berwyn.

Construction of fish pass including associated culverts, engineering operations, landscaping and associated works (Listed Building Application)

There being no further items the meeting closed at 7.29pm

Llofnod / Signature

10.02.2026