

Minutes of the **Planning and Amenities Committee** held at Penrhyn Hall, **Monday 4 November 2019** at 6.20 p.m.

PRESENT: - His Worship The Mayor Councillor John Wyn Williams
Councillors G O Roberts (Chairman)
Mrs L Day Ifan James Enid Parry
Dylan Fernley J Wynn Jones N Pickavance
D Hainge Kiran Jones E Walker Jones
Medwyn Hughes J M Martin

Officer:- Mr Ian Jones, Town Clerk

116/19 APOLOGIES

Apologies for absence were received from The Deputy Mayor Councillor Owen Hurcum, Councillors Colin King, Gareth Roberts, Luke Tugwell Mair Rowlands and Huw Wynn Jones.

117/19 DECLARATION OF FINANCIAL INTEREST OR PERSONAL CONNECTION

None.

118/19 URGENT BUSINESS

The Chairman introduced Mr Martin Hanks to the Committee who would be assisting the City Council for the interim as Acting Town Clerk.

Mr Hanks responded by thanking the members and the Staffing Panel for having faith in him and he indicated that he would do his very best to assist the City Council for the foreseeable future.

119/19 PLANNING APPLICATIONS

RESOLVED: that the Gwynedd Planning Authority be advised that the City Council have the following observations to make on the applications listed below: -

C19/0948/11/LL Rear Extension so as to create an additional bedroom. Bryn Awel, Ffordd Deiniol. **Objection overdevelopment of the site and against the HMO Policy as stated in the Local Development Plan.**

The Town Clerk was asked to write to Gwynedd Council regarding their policy on extending current HMO's as the City Council's viewpoint was to reject these due to capacity issues with in the City.

The Town Clerk also to request a Gwynedd Planning Officer to attend a future meeting of the Council to explain the position and elaborate on the percentages policy in each ward.

C19/0987/11/LL Change of use from a shop (use class A1) into a café (use class A3) together with siting of an extractor fan. 234 High Street. **No objection.**

C19/0995/11/LL Removal of condition 3 re planning permission C19/0323/11/LL which states 2 units out of 8 to affordable units. 233 – 235 High Street **Objection on the grounds that there had been no material change to allow this removal of condition. There is an established need for affordable housing within Bangor and this permission was given with that in mind.**

C19/1012/11/CR Internal and external alterations to dwelling house, to include conversion of outbuilding to form part of the house. 6 Glandwr Road. **No objection.**

C19/1014/11/LL Conversion of outbuilding to form part of dwelling house. 6 Glandwr Road. **No objection.**

C19/1018/11/LL Change of use from furniture warehouse into a site for selling cars. The Pine Mine, Holyhead Road. **Objection on the grounds of highway safety as this site is on a very busy road and the proposed development would generate a dangerous access and egress to the site.**

120/19 HIGHWAY MATTERS -

Proposed Parking Restrictions – Arfon Area (Number12) 2019 – Bangor

RSOLVED: that an objection be lodged to the proposed restrictions as this was not a suitable solution to a very complex problem in the area and request that this be re-visited.

121/19 LICENSING MATTERS - None.

122/19 PIER UPDATE AND EXPENDITURE TO DATE

The Town Clerk reported that nearly all the work on the renovation project has now ceased, the only current piece of work still outstanding was the new steel that had been erected on Phase 4 which was yet to be blasted and painted.

The budget was virtually exhausted apart from re-saleable goods within the Council's ownership. The Town Clerk gave several options as to the proposed solutions including deferring any further work until the new budget for 2020/21. Members discussed the options in great detail and generally supported the preservation of the new steel that had been put in place.

RESOLVED: a) that the new steel in place on phase 3 be blasted and painted before all work stops and that an additional sum up to a maximum of £50,000 be put aside for this work from reserves, and
b) that all staff involved in the Restoration Project be thanked for their hard work and dedication in improving the lifespan and safety of the Pier.

The Meeting closed at 7.50

Cofnodion Cyfarfod y **Pwyllgor Cynllunio a Mwynderau** a gynhaliwyd yn Neuadd y Penrhyn, Bangor, **Nos Lun 4 o Dachwedd 2019** am 6.20 y.h.

PRESENNOL :- Ei Deilyngdod y Maer, y Cynghorydd John Wyn Williams

Y Cynghorwyr	G O Roberts (Cadeirydd)		
	Mrs L Day	Ifan James	Enid Parry
	Dylan Fernley	J Wynn Jones	N Pickavance
	D Hainge	Kiran Jones	E Walker Jones
	Medwyn Hughes	J M Martin	

Swyddog : Mr Ian Jones, Clerc y Dref

116/19 YMDDIHEURIADAU

Derbyniwyd ymddiheuriadau am absenoldeb oddi wrth y Dirprwy Faer y Cynghorydd Owen Hurcum a'r Cynghorwyr Colin King, Gareth Roberts, Luke Tugwell Mair Rowlands a Huw Wynn Jones.

117/19 DATGANIAD O DDIDDORDEB ARIANNOL NEU GYSYLLTIAD PERSONOL

Dim.

118/19 MATERION BRYD

Cyflwynodd y Cadeirydd i'r Pwyllgor Mr Martin Hanks, a fyddai'n helpu Cyngor y Ddinas am y tro fel Clerc y Dref dros dro.

Ymatebodd Mr Hanks drwy ddiolch i'r Aelodau a'r Panel Staffio am ymddiried ynndo a dywedodd y byddai'n gwneud ei orau glas i gynorthwyo'r Cyngor am y cyfnod rhagweladwy.

119/19 CEISIADAU CYNLLUNIO

PENDERFYNWYD : Hysbysu Awdurdod Cynllunio Gwynedd mai'r canlynol yw sylwadau Cyngor y Ddinas ar y ceisiadau a restrir isod :-

C19/0948/11/LL Estyniad cefn er mwyn creu ystafell wely ychwanegol Bryn Awel, Ffordd Deiniol. **Gwrthwynebiad – gor-ddatblygu'r safle ac yn erbyn y Polisi Tai Amlfeddiannaeth fel ag y'i nodwyd yn y Cynllun Datblygu Lleol.**

Gofynnwyd i Glerc y Dref ysgrifennu at Gyngor Gwynedd ynghylch eu polisi ar ymestyn y Tai Amlfeddiannaeth (HMOs) presennol gan mai safbwynt Cyngor y Ddinas oedd gwrthod y rhain oherwydd problemau cynhwysiant o fewn y Ddinas.

Clerc y Dref i ofyn hefyd i un o Swyddogion Cynllunio Gwynedd fynychu un o gyfarfodydd nesaf y Cyngor i egluro'r sefyllfa a sôn mwy am y polisi canrannau ym mhob ward.

C19/0987/11/LL Newid defnydd o siop (Defnydd Dosbarth A1) i gaffi (Defnydd Dosbarth A3) ynghyd â gosod ffan echdynnu. 234 Stryd Fawr. **Dim gwrthwynebiad.**

C19/0995/11/LL Diddymu amod rhif 3 o ganiatâd cynllunio C19/0323/11LL sy'n dweud bod 2 uned allan o'r 8 i fod yn unedau fforddiadwy. 233 - 235 Stryd Fawr. **Gwrthwynebiad ar y sail na fu newid sylweddol i ganiatáu tynnu'r amod hwn. Mae angen pendant am dai fforddiadwy ym Mangor a rhoddwyd y caniatâd hwn gyda hynny mewn golwg.**

C19/1012/11/CR Addasiadau mewnol ac allanol i dŷ annedd, yn cynnwys addasu'r adeilad allanol i ffurfio rhan o'r tŷ. 6 Ffordd Glandwr. **Dim gwrthwynebiad.**

C19/1014/11/LL Addasu adeilad allanol i ffurfio rhan o'r tŷ. 6 Ffordd Glandwr. **Dim gwrthwynebiad.**

C19/1018/11/LL Newid defnydd o warws ddodrefn i safle gwerthu ceir. The Pine Mine, Ffordd Caergybi. **Gwrthwynebiad ar sail diogelwch y ffordd fawr gan fod y safle hwn ar ffordd brysur iawn a byddai'r datblygiad arfaethedig yn golygu y byddai'n beryglus mynd i mewn ac allan o'r safle.**

120/19 MATERION PRIFFYRDD -

Cyfyngiadau Parcio Arfaethedig – Ardal Arfon (Rhif 12) 2019 – Bangor

PENDERFYNWYD: gwrthwynebu'r cyfyngiadau arfaethedig gan nad oedd hwn yn ateb addas i broblem gymhleth iawn yn yr ardal a gofyn am ailymweld â'r mater.

121/19 MATERION TRWYDDEDU -Dim.

122/19 DIWEDDARIAD AM Y PIER A GWARIANT HYD YMA

Adroddodd Clerc y Dref fod bron y cyfan o'r gwaith ar y prosiect adfer wedi dod i ben bellach. Yr unig ddarn o waith oedd yn dal yn weddill oedd y dur newydd oedd wedi'i godi ar Gam 4 a oedd angen ei danio a'i beintio.

Roedd y gyllideb bron â dod i ben yn llwyr ar wahân i nwyddau ailwerthadwy o fewn perchnogaeth y Cyngor. Rhoddodd Clerc y Dref sawl opsiwn o ran y datrysiad posibl yn cynnwys gohirio unrhyw waith pellach tan gyllideb newydd 2020/21. Bu'r Aelodau'n trafod yr opsiynau yn fanwl iawn ac yn gyffredinol, roeddent o blaid diogelu'r dur newydd oedd wedi cael ei osod yn ei le.

PENDERFYNWYD: a) fod y dur newydd sydd yn ei le ar gam 3 yn cael ei danio a'i beintio cyn bod y gwaith i gyd yn gorffen a bod swm ychwanegol hyd at uchafswm o £50,000 yn cael ei neilltuo ar gyfer y gwaith hwn o'r cronfeydd wrth gefn, a
b) bod angen anfon diolch i'r holl staff sydd wedi cymryd rhan yn y Prosiect Adfer am eu gwaith caled a'u hymroddiad i wella oes a diogelwch y Pier.

Daeth y Cyfarfod i ben am 7.50