

Minutes of the **Planning & Amenities Committee** Meeting held at the Penrhyn Hall, Ffordd Gwynedd, Bangor on **Monday 6th June 2016** at 6.55 pm.

PRESENT :- His Worship The Mayor, Councillor Dewi Williams
The Deputy Mayor, Councillor D Hainge
Councillors :- M Shultan (Chairman) John Wynn Jones J Martin
Mrs E Butler D Llewelyn G O Roberts
Mrs L Day D Madge Mair Rowlands
Mrs J Forsyth Mrs J Marshall E H Williams
Susan Ashworth K Marshall

Officer : Mr Ian Jones, Town Clerk/Finance Officer

34/16 APOLOGIES

Apologies for absence were received from Councillors Colin King and N Pickavance (holiday).

35/16 DECLARATION OF FINANCIAL INTEREST OR PERSONAL CONNECTION

Councillor D Llewelyn on Item 39/16 Planning Applications : Ref: C16/0458/11/LL, Councillor Mair Rowlands: Ref: C16/0553/11/HD

36/16 URGENT MATTERS

None.

37/16 LAND ADJACENT TO ST. JOHNS CHURCH

The Town Clerk reminded Members that the Church Trustees of St. Johns Church had a development proposal to ensure better access to the Church hall to enable people with reduced mobility to access the building via a link on the land owned by Bangor City Council which was public seating area. Members considered the possible disposal of the land via a sale and also the possibility of leasing the land to the Trustees. The land had been valued in accordance with Council's previous instructions and he invited Members' comments.

Members considered the issues involved including the fact that the water trough was a listed building and could not be altered in any way, they also considered the financial details including the future maintenance and use of the site.

RESOLVED that it be agreed in principle to lease the land to the Trustees of the Church with certain caveats and the fee to be determined also the Council's reasonable expenses must be met including legal costs, land registration and valuation costs. Final details to be reported and further approved by the Committee.

38/16 PLAY AREA NEAR STORIEL

The Town Clerk reported the history of this site where the Council had previously agreed to take over the management and maintenance of the site following its completion by Gwynedd Council. There had been concerns as to the adequacy of the equipment at the site as well as the suitability of the flooring. After some discussions a Health and Safety Inspection had been undertaken by Zurich Insurance on behalf of Gwynedd Council and had come up with some recommendations for improvements. As an act of good faith Gwynedd Council had agreed to rectify these faults and had asked if the City Council would now sign the undertaking of a 25 year lease for the future maintenance and control of the play area.

Members expressed concern about the age of children using the site as well as the continuing problem with the bins overflowing and rubbish making the area unsightly on occasions.

RESOLVED that the City Council agree to take over the play area and sign the 25year lease subject to Gwynedd carrying out the work as outlined above and ensuring whilst it remains responsible for all bins at the site, they were regularly emptied or alternatively a larger bin be provided to avoid litter dispersal.

39/16 PLANNING APPLICATIONS

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

C16/0450/11/LL Erection of a rear and side extension. Bryn Ogwen, Siliwen Road, Bangor. **No objection.**

C16/0458/11/LL Demolish existing rear flat roof extension and erect new single storey extension and create parking provision to the rear. 9 Menai View Terrace, Bangor. **No objection.**

C16/0505/11/HY Erection of new sign (illuminated and non-illuminated) 297 High Street, Bangor. **No objection.**

C16/0518/11/LL Change of use of dwelling to house of multiple occupancy (HMO) for up to 5 people. 56 Upper Garth Road, Bangor. **Objection – over development of site. It will have a detrimental effect on neighbouring properties and residents.**

C16/0553/11/HD Prior notification for the demolition of former boiler buildings. Boiler House, Bangor University, Normal Site Campus, Bangor. **No objection.**

40/16 LICENSING MATTERS

None

41/16 HIGHWAY MATTERS

Proposed Changes to Parking Restrictions – Caernarfon Road Bangor – The Clerk reported that it was proposed to extend the double yellow lines at the junction with Coed Mawr – no objections

Section 81 Building Act 1984 The Committee was informed that a Notice of Intended Demolition had been received by Gwynedd Council in relation to W Charles Evans, Building and Memorial Building, Ffordd Deiniol, Bangor. – For information only.

RESOLVED that the Town Clerk to asked to approach the Chief Estates Officer at Bangor University be invited to give a presentation to the Council on proposed developments in the City for which the University was currently developing.

The meeting finished at 7.35pm.

Cofnodion Cyfarfod y **Pwyllgor Cynllunio a Mwynderau** a gynhaliwyd yn Neuadd y Penrhyn, Ffordd Gwynedd, Bangor, nos **Lun, 6^{ed} o Fehefin 2016** am 6.55 y.h.

PRESENNOL:- Ei Deilyngdod y Maer, y Cynghorydd Dewi Williams
Y Dirprwy Faer, y Cynghorydd D Hainge
Cynghorwyr :- M Shultan (Cadeirydd) John Wynn Jones J Martin
Mrs E Butler D Llewelyn G O Roberts
Mrs L Day D Madge Mair Rowlands
Mrs J Forsyth Mrs J Marshall E H Williams
Susan Ashworth K Marshall

Swyddog : Mr Ian Jones, Clerc y Dref/Swyddog Cyllid

34/16 YMDDIHEURIADAU

Derbyniwyd ymddiheuriadau am absenoldeb oddi wrth y Cynghorwyr Colin King a N Pickavance (gwyliau).

35/16 DATGANIAD O DDIDDORDEB ARIANNOL NEU GYSYLLTIAD PERSONOL

Cynghorydd D Llewelyn yn Eitem 39/16 Ceisiadau Cynllunio : Cyf: C16/0458/11/LL, Cynghorydd Mair Rowlands: Cyf: C16/0553/11/HD

36/16 MATERION BRYDLES

Dim

37/16 TIR GERLLAW EGLWYS SANT IOAN

Atgoffodd Clerc y Dref yr Aelodau fod gan Ymddiriedolwyr Eglwys Sant Ioan gynnig datblygu i sicrhau gwell mynediad at neuadd yr Eglwys i alluogi pobl oedd â phroblemau symuded i fynd i mewn i'r adeilad drwy gyswllt ar y tir sy'n eiddo i Gyngor Dinas Bangor a oedd yn lle eistedd i'r cyhoedd. Ystyriodd yr aelodau y posibilrwydd o waredu'r tir drwy arwerthiant a hefyd y posibilrwydd o roi'r tir i'r Ymddiriedolwyr drwy brydles. Roedd y tir wedi cael ei brisio yn unol â chyfarwyddiadau blaenorol y Cyngor a gwahoddodd sylwadau'r Aelodau.

Bu'r Aelodau'n ystyried y materion cysylltiedig, yn cynnwys y ffaith fod y cafn dŵr yn adeilad rhestredig ac na ellid ei newid mewn unrhyw fodd, buont hefyd yn ystyried y manylion ariannol yn cynnwys cynnal a chadw a defnydd y tir yn y dyfodol.

PENDERFYNWYD cytuno mewn egwyddor i roi'r tir i Ymddiriedolwyr yr Eglwys ar brydles gyda rhai cafeatau, a phenderfynu ar ffi. Byddai'n rhaid iddynt hefyd dalu treuliau rhesymol y Cyngor yn cynnwys costau cyfreithiol, cofrestru a phrisio'r tir. Y manylion terfynol i'w hadrodd yn ôl i'r Pwyllgor cyn iddo gymeradwyo'r cynllun.

38/16 LLE CHWARAE GERLLAW STORIEL

Adroddodd Clerc y Dref hanes y safle hwn, sef bod y Cyngor wedi cytuno'n flaenorol i gymryd drosodd rheoli a chynnal a chadw'r safle yn dilyn ei gwblhau gan Gyngor Gwynedd. Bu pryderon am ddigonolrwydd yr offer ar y safle ynghyd ag addasrwydd y llawr. Wedi rhai trafodaethau, gwnaed Archwiliad Iechyd a Diogelwch gan Zurich Insurance ar ran Cyngor Gwynedd a chafwyd argymhellion am welliannau. Fel gweithred o ewylllys da, roedd Cyngor Gwynedd wedi cytuno i unioni'r diffygion hyn ac wedi gofyn a fyddai Cyngor y Ddinas yn barod bellach i lofnodi ymrwymiad o brydles 25 mlynedd i gynnal a chadw a rheoli'r lle chwarae yn y dyfodol.

Roedd gan yr Aelodau pryderon am oed y plant oedd yn defnyddio'r safle yn ogystal â'r broblem barhaus gyda'r biniau yn gorlenwi a'r sbwriel yn gwneud i'r ardal edrych yn hyll ar adegau.

PENDERFYNWYD y byddai Cyngor y Ddinas yn cytuno i gymryd drosodd y lle chwarae a llofnodi'r brydles 25 mlynedd, cyn belled â bod Cyngor Gwynedd yn gwneud y gwaith a amlinellwyd uchod a sicrhau, tra'i fod yn gyfrifol am y biniau ar y safle, fod y rhain yn cael eu gwagio'n rheolaidd, neu fel arall fod bin mwy yn cael ei roi yno i osgoi sbwriel yn mynd i bob man.

39/16 CEISIADAU CYNLLUNIO

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

C16/0450/11/LL Codi estyniad cefn ac ochr unllawr. Bryn Ogwen, Ffordd Siliwn Bangor. **Dim gwrthwynebiad.**

C16/0458/11/LL Dymchwel yr estyniad to fflat presennol yn y cefn a chodi estyniad unllawr newydd a chreu darpariaeth barcio yn y cefn. 9 Menai View Terrace, Bangor. **Dim gwrthwynebiad.**

C16/0505/11/HY Codi arwydd newydd (wedi ei oleuo a heb ei oleuo) 297 Stryd Fawr, Bangor. **Dim gwrthwynebiad.**

C16/0518/11/LL Newid defnydd tŷ annedd yn dŷ amlfeddiannaeth (HMO) ar gyfer hyd at 5 o bobl. 56 Ffordd Garth Uchaf, Bangor. **Gwrthwynebiad - gor ddatblygu'r safle. Byddai'n cael effaith andwyol ar yr eiddo a'r preswylwyr cyfagos.**

C16/0553/11/HD Hysbysiad o flaen llaw ar gyfer dymchwel hen adeiladau boeler. Boiler House, Prifysgol Bangor, Campws Safle'r Normal, Bangor. **Dim gwrthwynebiad.**

40/16 MATERION TRWYDDEDU

Dim.

41/16 MATERION PRIFFYRDD

Newid Cyfyngiadau Parcio Arfaethedig – Ffordd Caernarfon, Bangor – Adroddodd y Clerc fod bwriad i ymestyn y llinellau melyn dwbl ar y gyffordd â Choed Mawr – dim gwrthwynebiad

Adran 81 Deddf Adeiladu 1984 Hysbyswyd y Pwyllgor fod Rhybudd o Fwriad i Ddymchwel wedi'i dderbyn gan Gyngor Gwynedd mewn perthynas ag Adeilad W Charles Evans a'r Adeilad Coffa, Ffordd Deiniol, Bangor. Er gwybodaeth yn unig.

PENDERFYNWYD y byddai Clerc y Dref yn gwahodd y Prif Swyddog Ystadau ym Mhrifysgol Bangor i ddod i roi cyflwyniad i'r Cyngor ar y datblygiadau arfaethedig yn y Ddinas a oedd gan y Brifysgol ar y gweill ar hyn o bryd.

Daeth y Cyfarfod i ben am 7.35 pm.