

Minutes of the **Planning and Amenities Committee** held at the Penrhyn Hall, Ffordd Gwynedd, on **Monday 11 March 2019** at 6.50 p.m.

**PRESENT :-** His Worship the Mayor, Councillor John Wynn Jones  
The Deputy Mayor, Councillor John Wyn Williams  
Councillors Gwynant Roberts (Chairman)

|               |                  |                   |
|---------------|------------------|-------------------|
| Les Day       | Keith Jones      | Gareth Roberts    |
| D Fearnley    | Ifan James       | Mair Rowlands     |
| D Hainge      | John Martin      | Luke Tugwell      |
| Medwyn Hughes | Enid Parry       | Elin Walker Jones |
| Owen Hurcum   | Nigel Pickavance | H Wyn Jones       |

Officer: - Mr Ian Jones, Town Clerk

#### **215/18 APOLOGIES**

Apologies for absence were received from Councillors Colin King and Salik Rahman.

#### **216/18 DECLARATION OF FINANCIAL INTEREST OR PERSONAL CONNECTION**

None.

#### **217/18 URGENT MATTERS**

The Town Clerk reported that there were two Planning Training Sessions scheduled for Penrhyn Hall by Planning Aid Wales on 20 March and 19 June. Members should let the office know if they planned to attend.

He also reported an alleged landslip in the Bangor Mountain area over the weekend and that a survey of the site was scheduled as soon as possible.

#### **218/18 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: -

**C19/0153/11/LL** Application to remove condition number 8 (affordable dwellings) from consent number C18/0409/11/LL. Capel Pendref, Stryd Fawr. **Objection as the application was given favourable support because of the affordable housing condition not in spite of it. Equally, allowing its removal could set a precedent.**

**C19/0175/11/LL** Rear extension, 377 High Street. **Objection as this is an extension of an existing HMO. Bangor has too many HMO's and extending one of these properties to provide further accommodation is not in the public interest. There is an over-subscription of bedrooms available and to allow this development would encourage more such applications which would be difficult to turn down.**

**C19/0186/11/LL** Single storey extension at rear. 148 Ffordd Penrhos. **No objection.**

#### **219/18 THE ANGLESEY & GWYNEDD JLDP**

The Town Clerk gave details of the latest public consultation the JLDP which related to Planning Guidance on replacement dwellings and conversion in the countryside and planning obligations. The period for comments would end on 4 April 2019.

#### **220/18 HIGHWAY MATTERS**

##### **Closure of Public Footpath No 25 and Cycle Path near Ysgol Friars**

The Committee received details of the closure of Public Footpath No.25 and cycle path near Friars School. This was required in connection with the development of the new School buildings.

#### **221/18 LICENSING MATTERS**

**Notice of Application Licensing Act 2013 - Premises Licence – Waterloo Inn, Waterloo Street - Noted**

#### **222/18 COMMUNITY ASSET TRANSFER**

The recommendations of the CAT Sub-Group were presented following an in depth consideration of the future management and maintenance of Beach Road Playing field and associated changing rooms and car park.

After some debate regarding the City Councils limited resources in terms of staff, equipment and funds it was felt unlikely that this proposal would be an asset to the Council given the likely running costs.

**RESOLVED:** that:-

- i) Gwynedd Council be informed that at the present time the City Council will not be taking up the offer to manage and maintain the site due to increasing pressure on budgets and staffing resources; and
- ii) That the Sub-Group remain in place to deal with any similar requests and other maintenance matters which were to be discussed shortly.

### 223/17 EXCLUSION OF PRESS & PUBLIC

It was **RESOLVED:** that in accordance with Section 1 of the Public Bodies (Admission to Meeting) Act 1960, the Press and Public be excluded. The items to be discussed contained business of a confidential nature.

### 224/18 GARTH PIER

i) Progress and Financial position re: Capital Works

It was noted that a detailed presentation had been given by the Structural Engineers acting on the City Council's behalf. Several elements were highlighted including the budgeting position regarding the Capital Works and the progress to date. At the last meeting of the Finance & General Purposes Committee it had been agreed to complete Phase 3 of the works with an additional budget provision.

Completed areas were Phases 1 & 2 with phase 3 - which had been the most challenging and costly. Kiosk areas 3,4,7 & 8 were also completed. Phase 4 and Kiosk areas 9 & 10 had scaffold in place and inspection was complete. Kiosk areas 5 & 6 and Phases 5 and 6 had no work on them so far.

A lengthy debate ensued on the issues that required attention including the landing stage (dolphin) which was in an unstable condition. Funding streams were debated as were grant applications.

**RESOLVED:** that,

- a) Phase 4 continue and be completed at an estimated cost of £150k;
- b) Kiosk areas 5,6, 9 and 10 be repaired at an estimated cost of £10k each and
- c) Subject to Listed Building status review and further survey the landing stage be safely removed at an estimated cost of £55k

(Councillors Day and Hainge voted against Resolution c) and asked that this be recorded in the Minutes)

ii) Future Policy regarding the Pier

It was agreed that the Town Clerk should continue to seek funds from various sources including an HLF Bid, CADW and Crowd funding page. It was suggested that a useful avenue might be an approach via the Mayor's Office to Lord Ellis Thomas, Deputy Minister for Culture Sport & Tourism to see if there was anything Welsh Government could assist with. It was noted that the Town Clerk had already written to CADW, Welsh Government Regeneration Team, Heritage Lottery Fund and the National Piers Society in this vein.

**RESOLVED:** that this be placed as an agenda item for the next Finance & General Purposes Committee.

### 225/18 DARGIE FIELDS

The Town Clerk reported on the history of this site and its current condition and maintenance requirement.

**RESOLVED:** that the Town Clerk investigate the legal position regarding the site and consideration be given to utilising the green space effectively. The Town Clerk to report back to the Finance and General Purposes Committee.

The Meeting closed at 8.35 p.m.

Cofnodion Cyfarfod y **Pwyllgor Cynllunio a Mwynderau** a gynhaliwyd yn Neuadd y Penrhyn, Ffordd Gwynedd, **Nos Lun, 11fego Fawrth 2019** am 6.50 y.h.

**PRESENNOL :-**

|  |                             |                   |
|--|-----------------------------|-------------------|
| Ei Deilyngdod y Maer, y Cynghorydd John Wynn Jones |                             |                   |
| Y Dirprwy Faer, y Cynghorydd John Wyn Williams     |                             |                   |
| Y Cynghorwyr                                       | Gwynant Roberts (Cadeirydd) |                   |
| Les Day  | Keith Jones                 | Gareth Roberts    |
| D Fearnley   | Ifan James                  | Mair Rowlands     |
| D Hainge   | John Martin                 | Luke Tugwell      |
| Medwyn Hughes                                      | Enid Parry                  | Elin Walker Jones |
| Owen Hurcum  | Nigel Pickavance            | H Wyn Jones       |

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

## 215/18 YMDDIHEURIADAU

Derbyniwyd ymddiheuriadau am absenoldeb oddi wrth y Cynghorwyr Colin King a Salik Rahman.

## 216/18 DATGANIAD O DDIDDORDEB ARIANNOL NEU GYSYLLTIAD PERSONOL

Dim.

## 217/18 MATERION BRYS

Adroddodd Clerc y Dref fod dau Sesiwn Hyfforddiant Cynllunio wedi'u trefnu ar gyfer Neuadd y Penrhyn gan Gymorth Cynllunio Cymru ar 20 Mawrth a 19 Mehefin. Dylai'r Aelodau roi gwybod i'r swyddfa os ydynt yn bwriadu bod yn bresennol.

Adroddodd hefyd am dirlithriad honedig yn ardal Mynydd Bangor dros y penwythnos a dywedodd y bwriedir gwneud arolwg o'r safle cyn gynted â phosibl.

## 218/18 CEISIADAU CYNLLUNIO

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

**C19/0153/11/LL** Cais i ddileu amod rhif 8 (tai fforddiadwy) oddi ar ganiatâd rhif C18/0409/11/LL. Capel Pendref, Stryd Fawr. **Gwrthwynebiad gan i'r cais gael cefnogaeth o ganlyniad i'r amod tai fforddiadwy, nid er gwaethaf hynny. Yn yr un modd, gallai dileu'r amod fod yn gosod cynsail.**

**C19/0175/11/LL** Estyniad yn y cefn, 377 Stryd Fawr. **Gwrthwynebiad gan fod hwn yn estyniad o Dŷ Amlfeddiannaeth (HMO) sy'n bodoli'n barod. Mae gan Fangor ormod o HMOs ac nid yw ymestyn y tai hyn i ddarparu llety pellach er budd y cyhoedd. Mae gormod o lofftydd ar gael ar hyn o bryd a byddai caniatáu'r datblygiad hwn yn annog mwy o geisiadau a fyddai'n anodd eu gwrthod.**

**C19/0186/11/LL** Estyniad un llawr yn y cefn. 148 Ffordd Penrhos. **Dim gwrthwynebiad**

## 219/18 CYNLLUN DATBLYGU LLEOL AR Y CYD GWYNEDD A MÔN

Rhodddodd Clerc y Dref fanylion yr ymgynghoriad cyhoeddus diweddaraf ar y CDLI a oedd yn ymwneud â Chanllawiau Cynllunio ar newid anheddau ac addasiadau yng nghefn gwlad a rhwymedigaethau cynllunio. Bydd y cyfnod i roi sylwadau yn dod i ben ar 4 Ebrill 2019.

## 220/18 MATERION PRIFFYRDD

### Cau Llwybr Cyhoeddus Rhif 25 a'r Llwybr Seiclo ger Ysgol Friars

Derbyniodd y Pwyllgor fanylion llawn cau Llwybr Cyhoeddus Rhif 25 a'r Llwybr seiclo ger Ysgol Friars. Roedd angen gwneud hyn wrth i adeiladau'r Ysgol newydd gael eu codi.

## 221/18 MATERION TRWYDDEDU

**Rhybudd am Gais o dan Ddeddf Trwyddedu 2013 – Trwydded Mangre – Waterloo Inn, Strd Waterloo – Nodwyd.**

## 222/18 TROSGLWYDDO ASEDAU CYMUNEDOL

Cyflwynwyd argymhellion yr Is-grŵp sy'n trafod hyn yn dilyn ystyriaeth fanwl o reolaeth a chynnal a chadw Cae Chwarae Ffordd y Traeth yn y dyfodol ynghyd â'r ystafelloedd newid a'r maes parcio.

Wedi trafodaeth a oedd yn tynnu sylw at adnoddau cyfyngedig Cyngor y Ddinas o ran staff, offer ac arian, teimlwyd y byddai'n annhebygol y byddai'r cynnig hwn yn gaffaeliad i'r Cyngor o ystyried y costau rhedeg.

**PENDERFYNWYD: -**

- (i) Hysbysu Cyngor Gwynedd na fydd Cyngor y Ddinas ar hyn o bryd yn derbyn y cynnig i reoli a chynnal y safle oherwydd y pwysau cynyddol ar gyllidebau ac adnoddau staffio; ac
- (ii) Y dylai'r Is-Grŵp aros yn ei le i ddelio ag unrhyw geisiadau tebyg a materion cynnal a chadw a fydd angen eu trafod cyn bo hir.

**223/17 GWAHARDD Y WASG A'R CYHOEDD**

**PENDERFYNWYD:** yn unol ag Adran 1 o Ddeddf Cyrff Cyhoeddus (Derbyn i Gyfarfodydd) 1960, y dylid gwahardd y Wasg a'r Cyhoedd. Roedd yr eitemau i'w trafod yn cynnwys materion o natur gyfrinachol.

**224/18 PIER Y GARTH**

iii) Cynnydd a Sefyllfa Arianol par: Gwaith Cyfalaf

Nodwyd fod cyflwyniad manwl wedi cael ei roi gan y Peirianwyr Strwythurol oedd yn gweithredu ar ran Cyngor y Ddinas. Tynnwyd sylw at sawl elfen yn cynnwys y sefyllfa ariannol o safbwynt y Gwaith Cyfalaf a'r cynnydd hyd yma. Yng nghyfarfod diwethaf y Pwyllgor Cyllid ac Amcanion Cyffredinol, cytunwyd i gwblhau Cam 3 y gwaith gyda darpariaeth ychwanegol i'r gyllideb.

Y rhannau a gwblhawyd oedd Camau 1 a 2 gyda cham 3 – sef yr un mwyaf heriol a chostus. Roedd ardaloedd Ciosg 3, 4, 7 ac 8 wedi'u cwblhau hefyd. Roedd sgaffaldiau yn eu lle yng Ngham 3 ac ardaloedd Ciosg 9 a 10 ac roedd yr archwiliad wedi'i gwblhau. Ni wnaed unrhyw waith hyd yma ar ardaloedd Ciosg 5 a 6 a Chamau 5 a 6.

Cafwyd trafodaeth hir wedyn am y materion a oedd angen sylw yn cynnwys y lanfa (*dolphin*) a oedd mewn cyflwr ansad. Trafodwyd llifau cyllid yn ogystal â cheisiadau grant.

**PENDERFYNWYD:**

- (a) Parhau â Cham 4 a'i gwblhau ar amcan gost o £150k;
- (b) Atgyweirio ardaloedd Ciosg 5,6, 9 a 10 ar amcan gost o £10k yr un ac
- (c) Yn amodol ar adolygiad o statws Adeilad Rhedredig ac arolwg pellach, cael gwared ar y lanfa yn ddiogel ar amcan gost o £55k

(Pleidleisiodd y Cynghorwyr Day a Hainge yn erbyn Penderfyniad (c) gan ofyn i hyn gael ei nodi yn y cofnodion.

iv) Polisi ar gyfer y Pier yn y Dyfodol

Cytunwyd y dylai Clerc y Dref barhau i geisio cael cyllid gan amrywiol ffynonellau yn cynnwys Cais i Gronfa Dreftadaeth y Loteri, CADW a thudalen Cyllido torfol. Awgrymwyd mai un llwybr defnyddiol fyddai cais drwy Swyddfa'r Maer at yr Arglwydd Elis-Thomas, Dirprwy Weinidog Diwylliant, Chwaraeon a Thwristiaeth i weld a allai Llywodraeth Cymru helpu mewn unrhyw ffordd. Nodwyd fod Clerc y Dref eisoes wedi ysgrifennu at CADW, Tîm Adfywio Llywodraeth Cymru, Cronfa Dreftadaeth y Loteri a'r Gymdeithas Genedlaethol i Bierau i'r perwyl hwn.

**PENDERFYNWYD:** gwneud hon yn eitem ar agenda'r Pwyllgor Cyllid ac Amcanion Cyffredinol nesaf.

**225/18 CAEAU DARGIE**

Adroddodd Clerc y Dref ar hanes y safle hwn a'i gyflwr presennol a'r hyn sy'n ofynnol o ran cynnal a chadw.

**PENDERFYNWYD:** gofyn i Glerc y Dref ymchwilio i'r sefyllfa gyfreithiol parthed y safle hwn ac ystyried defnyddio'r man gywrrdd yn effeithiol. Clerc y Dref i adrodd yn ôl i'r Pwyllgor Cyllid ac Amcanion Cyffredinol.

Daeth y Cyfarfod i ben am 8.35 p.m.