

Minutes of the **Planning and Amenities Committee** held at the Penrhyn Hall, Ffordd Gwynedd, Bangor on **Monday 7 November, 2016** at 7.00 p.m.

**PRESENT:** - His Worship The Mayor Councillor D Williams  
The Deputy Mayor, Councillor D Hainge  
Councillors Mrs J Marshall (Chairman) J Wynn Jones J M Martin  
Susan Ashworth Colin King G O Roberts  
Mrs L Day D Llewelyn M Shultan  
Mrs J Forsyth R K Marshall

Officer: - Mr Ian Jones, Town Clerk

#### 112/16 APOLOGIES

Apologies for absence were received from Councillors Mrs D Bulled, Mrs E Butler, D Madge and Mair Rowlands.

#### 113/16 DECLARATION OF FINANCIAL INTEREST OR PERSONAL CONNECTION

Councillor M Shultan on Item 115/16 Planning Applications Ref: C16/1300/11/LL, Councillor D Hainge Ref: C16/1343/11/LL.

#### 114/16 URGENT BUSINESS

The Town Clerk reported the latest update on an Insurance Claim on the Pier.  
He also reported that the suppliers of the telephone system had been changed resulting in an anticipated saving of £540 per annum.

#### 115/16 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: -

**C16/1251/11/LL** Variation of condition 2 of planning permission C13/0848/11/LL in order to extend the period during which the development can remain on site. Tir Na Nog, Normal Site, Ffordd Caergybi, Bangor. **No objection.**

**C16/1300/11/LL** Erection of a second floor extension on top of the existing rear extension including erecting a minaret and dome (amended application to that approved under re. no. C16/0612/11/LL). Bangor Islamic Centre, 57 & 61 High Street, Bangor. **No objection.**

Councillor M Shultan declared an interest in the above application and left the room, Councillor G O Roberts took the Chair for this item.

**C16/1306/11/LL** Change of use of the offices on the first, second and third floors to provide 7 living units. 205-207 High Street, Bangor. **No objection.**

**C16/1341/11/LL** Application for the erection of 2 one-bedroomed flats (amended scheme to that refused on appeal under re. no. C15/0198/11/LL Land at York Place, Bangor. **Objection – over development of this small site.**

**C16/1343/11/LL** Change of use from former office (B1 use class) to fitness studio (D2 use class) Former Manager's Office, Bangor Railway Station, Holyhead Road, Bangor. **No objection.**

Councillor D Hainge declared an interest in the above application took no part in the discussion or voting thereon and left the Chamber.

**C16/1356/11/LL** Change of use of land to enable the siting of a mobile catering unit. The Pine Mine, Holyhead Road, Bangor. **Objection – Likely to cause traffic congestion and danger to road users and pedestrians due to its proximity to a busy road and roundabout. Also lack of proper car parking arrangements.**

**C16/1362/11/LL** Change of use of the 1st, 2nd & 3rd floors from a flat to an 8 bed house of multiple occupation. Fflat A, 4, College Road, Bangor. **No objection.**

**C16/0677/11/LL** Erection of a 4 storey building to provide two shops and 15 living units for Students 146-152 High Street, Bangor. **Objection – over development of the site.**

Councillor Mrs J Marshall, as a Member of the Gwynedd Council Planning Committee, did not vote and took no part in the discussion on any of the above applications apart from the applications within her own Ward.

**116/16 PROPERTY & AMENITY LAND**

The Town Clerk reported the latest update on the Pier Consultancy and works supervision contract. He informed Members that a Meeting was to be held with a senior officer of Gwynedd Council on 15<sup>th</sup> November and there would be the excavation of inspection pits around the support poles of the pier on the same day.

The Town Clerk reported that he had made investigations into the availability of using Dargie Fields for an alternative use and highlighted the problems with regards to drug usage the sporadic incidents of needles and sharp objects that had been encountered when the workforce were on site. The Clerk suggested that alternative uses would be beneficial in making the site safe for the general public, visitors and workforce alike. He indicated that there was a restrictive covenant attached to the Deeds of the site which was prohibitive to any alteration or change of use.

Councillors discussed the possibilities of changes to the site and asked that the Town Clerk investigate a suitable use or alternative to the removal of the restricted covenant in order that the site be made safe in respect of health and safety matters.

**117/16 HIGHWAY MATTERS**

The Gwynedd Council (Temporary Prohibition of through Traffic) (College Road, Bangor) Order 2016 – **Noted.**

**118/16 LICENSING MATTERS**

None.

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The Meeting closed at 7.26 p.m.

Cofnodion Cyfarfod y **Pwyllgor Cynllunio a Mwynderau** a gynhaliwyd yn Neuadd y Penrhyn, Ffordd Gwynedd, Bangor, **Nos Lun, 7fed o Dachwedd, 2016** am 6.45 y.h.

**PRESENNOL :-**

Ei Deilyngdod y Maer, y Cynghorydd D Williams			
Y Dirprwy Faer y Cynghorydd D Hainge			
Y Cynghorwyr	Mrs J Marshall (Cadeirydd)	J Wynn Jones	J M Martin
	Susan Ashworth	Colin King	G O Roberts
	Mrs L Day	D Llewelyn	M Shultan
	Mrs J Forsyth	R K Marshall	

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

#### 112/16 YMDDIHEURIADAU

Derbyniwyd ymddiheuriadau am absenoldeb oddi wrth y Cynghorwyr, Mrs E Butler, D Madge, Mrs D Bulled a Mair Rowlands.

#### 113/16 DATGANIAD O DDIDDORDEB ARIANNOL NEU GYSYLLTIAD PERSONOL

Cynghorydd M Shultan ar Eitem 115/16 Ceisiadau Cynllunio Cyf: C16/1300/11/LL, Cynghorydd D Hainge Cyf: C16/1343/11/LL.

#### 114/16 MATERION BRYD

Adroddodd Clerc y Dref y diweddaraf am yr Hawliad Yswiriant ar y Pier.  
Adroddodd hefyd fod cyflenwyr y system ffôn wedi newid ac y rhagwelir y bydd hynny'n arbed £540 y flwyddyn.

#### 115/16 CEISIADAU CYNLLUNIO

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

**C16/1251/11/LL** Diwygio amod 2 o ganiatâd cynllunio C13/0848/11/LL er mwyn caniatáu estyniad i'r cyfnod y caniateir i'r datblygiad aros ar y safle. Tir Na Nog, Safle'r Normal, Ffordd Caergybi, Bangor. **Dim gwrthwynebiad.**

**C16/1300/11/LL** Codi estyniad ail lawr ar ben yr estyniad cefn presennol gan gynnwys codi minarét a chryndo (cais diwygiedig i'r hyn a ganiatwyd o dan gyfeirnod C16/0612/11/LL. Canolfan Islamaidd Bangor, 57 a 61 Stryd Fawr, Bangor. **Dim gwrthwynebiad.**

Datganodd y Cynghorydd M Shultan ddiddordeb yn y cais uchod a gadawodd yr ystafell. Aeth y Cynghorydd G O Roberts i'r Gadair ar gyfer yr eitem hon.

**C16/1306/11/LL** Newid defnydd swyddfeydd ar y lloiau cyntaf, ail a trydydd er mwyn darparu 7 uned byw. 205-207 Stryd Fawr, Bangor. **Dim gwrthwynebiad.**

**C16/1341/11/LL** Cais ar gyfer codi adeilad yn darparu 2 fflat un ystafell wely (cynllun diwygiedig i'r hyn a wrthodwyd ar apêl o dan gyfeirnod C15/0198/11/LL Tir yn York Place, Bangor. **Gwrthwynebiad - gor ddatblygu'r safle bychan hwn.**

**C16/1343/11/LL** Newid defnydd cyn swyddfa (defnydd dosbarth B1) yn stiwdio ffitrwydd (dosbarth D2) Cyn Swyddfa'r Rheolwr, Gorsaf Reilffordd Bangor, Ffordd Caergybi, Bangor. **Dim gwrthwynebiad.**

**C16/1356/11/LL** Newid defnydd tir er mwyn gosod uned arlwyio symudol. The Pine Mine, Ffordd Caergybi, Bangor. **Gwrthwynebiad – Yn debygol o achosi tagfeydd traffig a pherygl i ddefnyddwyr y ffordd a cherddwyr oherwydd ei fod mor agos at ffordd a chylchfan brysur. Hefyd diffyg trefniadau parcio ceir.**

**C16/1362/11/LL** Newid defnydd lloiau 1af, 2ail & 3ydd o fflat i fod yn dy amlfeddiannaeth gyda 8 llofft. Fflat A, 4, Ffordd y Coleg, Bangor. **Dim gwrthwynebiad.**

**C16/0677/11/LL** Codi adeilad 4 llawr i ddarparu 2 siop a 15 uned byw i fyfyrwyr 146-152 Stryd Fawr, Bangor. **Gwrthwynebiad - gor ddatblygu'r safle.**

Ni chymrodd y Cynghorydd Mrs J Marshall, sydd yn eistedd ar Bwyllgor Cynllunio Cyngor Gwynedd, ran yn y drafodaeth ar y ceisiadau uchod na phleidleisio arnynt heblaw am y ceisiadau yn ei Ward ei hun.

**116/16 MATERION EIDDO A THIR AMWYNDER**

Adroddodd Clerc y Dref ar y diweddaraf ynghylch Ymgynghoriaeth y Pier a'r contract goruchwylio'r gwaith. Dywedodd wrth yr Aelodau fod Cyfarfod yn mynd i gael ei gynnal gydag uwch swyddog o Gyngor Gwynedd ar 15 Tachwedd ac ar yr un dydd byddai'r tyllau archwilio o amgylch polion cynnal y pier yn cael eu cloddio.

Adroddodd Clerc y Dref ei fod wedi ymchwilio i'r posibilrwydd o ddefnyddio Caeau Dargie ar gyfer rhywbeth arall. Tynnodd sylw at y problemau gyda defnydd cyffuriau ac achosion o nodwyddau ac eitemau llym a oedd wedi cael eu gweld pan oedd y gweithlu ar y safle. Awgrymodd y Clerc y byddai defnyddiau gwahanol yn fuddiol o ran gwneud y safle'n ddiogel i'r cyhoedd, ymwelwyr a'r gweithlu. Nododd fod cyfamod cyfyngol ynghlwm wrth Weithredoedd y safle a oedd yn atal unrhyw addasu neu newid defnydd.

Bu'r cynghorwyr yn trafod y posibiliadau o wneud newidiadau i'r safle a gofynnwyd i Glerc y Dref ymchwilio i ddefnydd addas neu wahanol er mwyn gallu symud y cyfamod cyfyngol fel bod y safle'n ddiogel o safbwynt iechyd a diogelwch.

**117/16 MATERION PRIFFYRDD**

Gorchymyn Cyngor Gwynedd (Gwaharddiad Trafnidiaeth Trwodd Dros Dro) (Ffordd y Coleg, Bangor) 2016 - **Nodwyd.**

**118/16 MATERION TRWYDDEDU**

Dim.

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Daeth y Cyfarfod i ben am 7.26 y.h.