

Minutes of the **Planning and Amenities Committee** held at the Penrhyn Hall, Ffordd Gwynedd, Bangor on **Monday 14<sup>th</sup> March 2016** at 7.05 p.m.

**PRESENT :-** The Deputy Mayor Councillor D Williams  
Councillors G O Roberts (Vice-Chairman) John Wynn Jones K Marshall  
S Ashworth C King M Martin  
Mrs L Day D Llewelyn N Pickavance  
Mrs J Forsyth D Madge Mair Rowlands  
D Hainge Mrs J Marshall

Officer: - Mr Ian Jones, Town Clerk

## 215/14 APOLOGIES

Apologies for absence were received from Her Worship The Mayor, Councillor Mrs E Butler Councillors M Shultan (illness), E H Williams (illness) and

## 216/15 DECLARATION OF FINANCIAL INTEREST OR PERSONAL CONNECTION

Declaration of interest on item 218/15 Planning Applications  
Councillor D Hainge– Ref: C16/0155/11/R3, Councillor M Rowlands – Ref C16/0188/11/CR.

## 217/15 URGENT MATTERS

None

## 218/15 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: -

**C13/1143/11/AM** Outline application for a residential development comprising up to 366 dwelling units, with associated access road, parking and ancillary facilities. Land at Pen y Ffridd, Bangor.

**Supplementary Community & Welsh Language Impact Statement 19-02-16. No further comments.**

**C16/0155/11/R3** Demolition of existing school building and erection of new school building and associated works.. Ysgol Glan Cegin, Maesgeirchen, Bangor. **No objection.**

Declaration of interest by Councillor D Hainge who left the Chamber during the discussion of the above item.

**C16/0156/11/HY** Erection of an illuminated sign. Marks and Spencer Simply Food Store, Garth Road, Bangor. **No objection but would strongly suggest that all signs are bi-lingual.**

**C16/0157/11/LL** Demolition of existing social club building and erection of a three storey building with shop (including café, fascia signage and ATM) on ground floor and 10 one bed roomed flats above. Maesgeirchen Social Club, 90 Penrhyn Avenue, Bangor. **Objection on the grounds that it is an over-development of the site and an unsuitable use for its location.**

**C16/0161/11/LL** Extensions and changes to existing dwelling. 42 College Road, Bangor. **No objection.**

**C16/0188/11/CR** Demolish existing modern extensions to rear of building and associated repair works. Rear of – Memorial Building, University of Wales Bangor, Deiniol Site, Deiniol Road, Bangor. **No objection subject to suitable conditions being imposed relating to hours of operations, control of dust, noise, fumes etc. Also suitable precautions are taken regarding dangerous or poisonous substances such as asbestos.**

Declaration of interest by Councillor Mair Rowlands who left the Chamber during the discussion of the above item.

**C15/0828/11/LL Revised Plans 01-03-16 Additional Info. Plans 01-03-16  
Reduction in number of self-contained student living units from 151 to 116**

Change of use of existing building to create a café and restaurant and create 29 self contained student living units, together with the partial demolition of rear buildings and erection of new building to create 116 self contained student living units with associated works. Old Post Office, 60 Deiniol Road, Bangor. **Object on the grounds of over-development of the site and an unsuitable development of a centrally sited building in the City.**

**C15/0844/11/CR Revised Plans 01-03-16 Additional Info. Plans 01-03-16  
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Change of use of existing building to create a café and restaurant and create 29 self contained student living units, together with the partial demolition of rear buildings and erection of new building to create 116 self contained student living units with associated works. Old Post Office, 60 Deiniol Road, Bangor. **Object on the grounds of over-development of the site and an unsuitable development of a centrally sited building in the City.**

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.

**219/15 HIGHWAY MATTERS**

The Gwynedd Council (Hendrewen Road, Bangor) (Temporary Prohibition of Through Traffic) Order 2016. **Noted.**

**220/15 LICENSING MATTERS**

The Town Clerk reminded members that the Premises Licence for Conviviality Retail Ltd – BB’s Warehouse, Unit 2 Caernarfon Road, Bangor had been deferred by the last meeting in order for the Town Clerk to request further details on the proposals. Members had received details of the proposals - **No objections.**

**221/15 PLANNING WORKSHOP** – following a discussion about Student accommodation within the City the Town Clerk was asked to arrange an informal meeting for Members to discuss planning guidelines and overarching planning policy within the City.

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The Meeting closed at 8.00 p.m.

Cofnodion Cyfarfod y **Pwyllgor Cynllunio a Mwynderau** a gynhaliwyd yn Neuadd y Penrhyn, Ffordd Gwynedd, Bangor, **Nos Lun, 14<sup>eg</sup> o Fawrth 2016** am 7.05 y.h.

**PRESENNOL :-**

Y Dirprwy Faer, y Cynghorydd D Williams	John Wynn Jones	K Marshall
Y Cynghorwyr G O Roberts (Is-gadeirydd)	C King	M Martin
S Ashworth	D Llewelyn	N Pickavance
Mrs L Day	D Madge	Mair Rowlands
Mrs J Forsyth	Mrs J Marshall	
D Hainge		

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

## 215/15 YMDDIHEURIADAU

Derbyniwyd ymddiheuriadau am absenoldeb oddi wrth Ei Theilyngdod y Maer, y Cynghorydd Mrs E Butler a'r Cynghorwyr M Shultan (gwaeledd), E H Williams (gwaeledd).

## 216/15 DATGANIAD O DDIDDORDEB ARIANNOL NEU GYSYLLTIAD PERSONOL

Datganiad o ddiddordeb ar eitem 218/15 Ceisiadau Cynllunio  
Cynghorydd D Hainge – Cyf: C16/0155/11/R3. Cynghorydd M Rowlands – Cyf: c16/0188/11/CR

## 217/15 MATERION BRYD

Dim

## 218/15 CEISIADAU CYNLLUNIO

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

**C13/1143/11/AM** Cais amlinellol i godi hyd at 366 o unedau byw, gyda datblygiadau cysylltiedig gan gynnwys ffordd fynedfa, llecynnau parcio ag adnoddau cysylltiol. Tir yn Pen y Ffridd, Bangor.

**Datganiad Effaith Ieithyddol a Chymunedol Atodol 19-02-16. Dim sylwadau pellach.**

**C16/0155/11/R3** Dymchwel adeilad ysgol presennol a chodi adeilad ysgol newydd ynghyd â gwaith cysylltiedig. Ysgol Glan Cegin, Maesgeirchen, Bangor. **Dim gwrthwynebiad.**

Datganiad o ddiddordeb gan y Cynghorydd D Hainge, a adawodd yr ystafell yn ystod y drafodaeth ar y cais uchod.

**C16/0156/11/HY** Codi arwydd wedi ei oleuo. Marks and Spencer Simply Food Store, Ffordd Garth, Bangor. **Dim gwrthwynebiad ond awgrymu'n gryf y dylai pob arwydd fod yn ddwyieithog.**

**C16/0157/11/LL** Dymchwel clwb cymdeithasol presennol a chodi adeilad tri llawr gyda siop (yn cynnwys caffi, arwyddion ffascia a pheiriant codi arian) ar y llawr gwaelod a 10 fflat un llofft uwchben. Clwb Cymdeithasol Maesgeirchen, 90 Rhodfa Penrhyn, Bangor. **Gwrthwynebiad ar y sail ei fod yn or-ddatblygiad ar y safle ac yn ddefnydd anaddas i'w leoliad.**

**C16/0161/11/LL** Estyniadau a newidiadau i dŷ presennol. 42 Ffordd y Coleg, Bangor. **Dim gwrthwynebiad.**

**C16/0188/11/CR** Dymchwel estyniadau modern presennol ar gefn adeilad a gwaith atgyweirio cysylltiedig. Cefn - Adeilad Coffa, Prifysgol Bangor, Safle Deiniol, Ffordd Deiniol, Bangor. **Dim gwrthwynebiad yn amodol ar osod amodau addas yn gysylltiedig ag oriau gweithio, rheoli llwch, sŵn, mygdarth ayb. Hefyd fod rhagofalon addas yn cael eu cymryd o ran sylweddau peryglus neu wenwynig megis asbestos.**

Datganiad o ddiddordeb gan y Cynghorydd Mair Rowlands, a adawodd yr ystafell yn ystod y drafodaeth ar y cais uchod.

**C15/0828/11/LL** Cynlluniau Diwygiedig 01-03-16 Gwybodaeth Ychwanegol. Cynlluniau 01-03-16

**Lleihau nifer unedau byw hunan-ddarpar i fyfyrwyr o 151 i 116**

Newid defnydd adeilad presennol i greu caffi a bwyty a chreu 29 o unedau byw hunan-ddarpar i fyfyrwyr, ynghyd â dymchwel rhan o'r adeiladau cefn a chodi adeilad newydd i greu 116 o unedau byw hunan-ddarpar i fyfyrwyr gyda chyfleusterau cysylltiedig. Yr Hen Swyddfa Bost, Ffordd Deiniol, Bangor.

**C15/0844/11/CR Cynlluniau Diwygiedig 01-03-16 Gwybodaeth Ychwanegol. Cynlluniau 01-03-16****Lleihau nifer unedau byw hunan-ddarpar i fyfyrwyr o 151 i 116**

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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.

**219/15 MATERION PRIFFYRDD**

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

**220/15 MATERION TRWYDDEDU**

Atgoffodd Clerc y Dref yr Aelodau fod cais am Drwydded Eiddo i Conviviality Retail Ltd – BBs Warehouse, Uned 2 Ffordd Caernarfon, Bangor wedi cael ei ohirio yn y cyfarfod diwethaf er mwyn i Glerc y Dref ofyn am ragor o fanylion am y cynigion. Roedd yr Aelodau wedi derbyn manylion y cynigion - **Dim gwrthwynebiad.**

**221/15 GWEITHDY CYNLLUNIO** - yn dilyn trafodaeth am lety myfyrwyr yn y Ddinas, gofynnwyd i Glerc y Dref drefnu cyfarfod anffurfiol i'r Aelodau i drafod canllawiau cynllunio a'r polisi cynllunio cyffredinol o fewn y Ddinas.

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Daeth y Cyfarfod i ben am 8.00 y.h.