

Minutes of the meeting of Bangor City Council held at Penrhyn Hall and via Teams video conferencing on **12th January 2026** at 6.30 pm.

PRESENT:- His Worship the Mayor, Cllr. Medwyn Hughes (Chair), Cllr. Delyth Russell (Deputy Mayor), Cllr. Steve Bell, Cllr. Salamatu Fada, Cllr. Dylan Fernley, Cllr. Huw Wyn Jones, Cllr. John Wynn Jones, Cllr. Elin Walker Jones, Cllr. Gareth Parry, Cllr. Nigel Pickavance, Cllr. Nick Pritchard, Cllr. Mustakim Raza, Cllr. Gareth Roberts, Cllr. Gwynant Roberts, Cllr. Eirian Williams Roberts, Cllr. Jackie Spence, Cllr. Lisa Toth & Cllr. John Wyn Williams.

Officers:- Martin Hanks (City Director), Carwyn Davies (Administrative Officer), Sioned Jones (Translator) & 6 members of the public.

50/25 APOLOGIES None received.

51/25 TO CO-OPT A COUNCILLOR FOR MENAI WARD

The names of the co-option candidates had been pre-circulated to members in advance of the meeting, as had the co-option policy. Only three of the original four candidates were in attendance.

The co-option process, as detailed in the policy, was summarised by the City Director. Two candidates were present in the Chamber, and a third was present virtually.

Following a proposal and a seconder, the Council **resolved** to exclude the press and public for this item.

Prospective councillors were asked to leave the chamber. The virtual candidate was placed in a Teams online virtual breakout room by a council officer.

Candidate 1 entered the Chamber and made a three-minute presentation. During the presentation, the candidate was advised by the Chair that 30 seconds were remaining. The candidate concluded the presentation and left the Chamber.

Candidate 2 re-entered the Chamber, virtually. When prompted by the Chair, the candidate gave a three-minute presentation. Again, the candidate was advised by the Chair that 30 seconds were remaining.

On conclusion of the presentation, the Chair was advised that many of the Councillors were unable to hear the presentation. Following a show of hands, it was clear that only the Chair and one other councillor had heard the presentation.

A discussion on how best to proceed ensued. In response to a councillor's enquiry, the City Director advised that there was little justification for postponing the process until the next meeting.

Resolved: The Council unanimously resolved to continue the co-option process.

Throughout the discussion, attempts were being made by Council staff to improve the sound quality of the virtual system. Eventually, by combining a mobile telephone for audio and Teams for visual connections, a satisfactory system was established.

Resolved: The Council resolved by a significant majority that, as the technical issues were not of the candidate's own making, to allow candidate 2 to repeat the presentation, using this configuration.

Candidate Two repeated their three-minute presentation. Again, the candidate was advised by the Chair that 30 seconds were remaining. At its conclusion, the Chair confirmed that the sound quality was satisfactory and that all councillors had heard the presentation. Candidate two was returned to the virtual breakout room.

Candidate 3 entered the Chamber and made a three-minute presentation. During the presentation, the candidate was advised by the Chair that 30 seconds were remaining. The candidate ceased the presentation and left the Chamber.

Once all candidates were out of the Chamber, voting slips were distributed and, once completed, collected by the City Director.

IT WAS RESOLVED: To co-opt Sam Njoku to the vacant seat of the Menai Ward.

The press and public were allowed to return to the Chamber.

52/25 PUBLIC PARTICIPATION – CYNGOR GWYNEDD CABINET MEMBER FOR HOUSING & PROPERTY

Cllr Paul Rowlinson, Cabinet Member for Housing and Property for Cyngor Gwynedd, was invited by the Council to present the current plans of Cyngor Gwynedd Housing and Property department. Cllr Rowlinson went on to confirm their current plans for Ty Glyn on the High Street, that they will convert these former offices into flats for single-person occupation, as there is a current high demand in the area for single-person accommodation. He provided an update on the current situation with homelessness in Gwynedd and how many children and young families are currently in temporary accommodation (hotels and B&Bs). He explained the further current plans that Cyngor Gwynedd have to tackle the issue of homelessness in the county.

53/25 DECLARATION OF FINANCIAL INTEREST OR PERSONAL CONNECTION

None

54/25 TO APPROVE THE MINUTES OF THE COUNCIL MEETING OF THE 10TH NOVEMBER 2025

IT WAS RESOLVED: to approve the minutes of the Council meeting on 10th November 2025 as a true and accurate record of the meeting.

55/25 CITY DIRECTOR'S REPORT

The report had been circulated before the meeting.

The City Director highlighted a few points from his report, including:-

- i) An additional Council meeting will be arranged for Monday, the 2nd of February, to approve the Budget.
- ii) The Bangor Heritage Project, I referred to in November's Report, was successfully launched in Bangor University by our Mayor. This initiative, geared to junior school pupils, emulates the University format of students choosing modules to study. All these modules are based on Bangor.
- iii) Foundation work to establish a Bangor Regeneration Board are progressing well and apace. Since my last report, several consultations have taken place with Cwmpas and the wider working group. The format by which this Board will be established has been agreed by all participants. A list of potential Strategic Directors has been drawn up and Skills Matrix and Role Profile documents are currently being prepared. As previously reported, this project is supported by Gwynedd's Economic Development, the local MP and local business interests.

56/25 TO RECEIVE A REPORT ON HWB BANGOR

IT WAS RESOLVED: that this item is deferred to the next Council meeting on the 2nd of February 2026.

57/25 TO APPROVE LEASING THE PIER MASTER'S HOUSE TO FRIENDS OF GARTH PIER

The proposed lease agreement clauses were pre-circulated to members in advance of the meeting.

At the last Assets Committee meeting on the 13th October 2025, it was resolved to provisionally agree a lease agreement to the Friends of Garth Pier for the Pier Masters House. pending further negotiations. Since that meeting, there have been further discussions held with the Friends of Garth Pier in relation to confirming the clauses of the lease agreement between Bangor City Council and their group.

The proposed lease agreement clauses are as follows:-

- The proposal is for a 5 year lease, with a break clause half-way. Where either side can give the other 3 months' notice.

- A peppercorn rent of £1 per annum to be paid to the council.
- FGP will fund the initial £15,000 of costs to set up the property.
- FGP will undertake all the work to prepare and market the property.
- The property will be cleaned by a 3rd party contractor.
- All replacement and renewals will be funded by FGP from the income generated.
- All registrations and legal requirements to establish and maintain the property in a marketable state will be borne by FGP.
- All profits generated by the letting of the property will be handed to BCC to be used exclusively on Pier maintenance.
- The anticipated profits, calculated by a third-party organisation, will be approximately £20,000 p.a.
- A statement of accounts specific to this project will be prepared at least twice a year, in a format to be mutually agreed, and made available to both parties.

There was a further request made by the Friends of Garth Pier, that if the set-up costs exceed £15,000, would Bangor City Council contribute up to a pre-agreed limit?

IT WAS RESOLVED: to accept the points made above and to incorporate these into the lease agreement. Once the lease agreement has been drafted, it will be made available to the Council for authorisation.

58/25 PLANNING APPLICATIONS

C25/0899/11/LL – 296 Stryd Fawr, Bangor – Change of use from Retail to mixed use of Retail and Domestic by establishing 3 flats. [Gwynedd | Council Direct | Application | 36885](#)

No objection – A few observations were made by the Council. The Council raised a few concerns that they wish the City Director to pass on to the planning department of Cyngor Gwynedd.

- 1) The first concern was made towards the lack of adequate windows that provide natural lighting for the ground-floor studio flat and a means of fire escape if the door to the outside was
- 2) The second concern was made towards the lack of adequate floor space within the loft floor flat and the ground floor studio flat.

The meeting ended at 8.50 pm

CYFARWYDDWR DINESIG – Martin Hanks – CITY DIRECTOR