

Minutes of the **Planning and Amenities Committee** held at the Penrhyn Hall, Ffordd Gwynedd, Bangor on **Monday 22 May, 2017** at 6.30 p.m.

<b>PRESENT :-</b>	His Worship The Mayor Councillor D Hainge The Deputy Mayor John Wynn Jones (Chairman)	Councillors	Les Day Medwyn Hughes Ifan James Enid Jones	Keith Jones Colin King John Martin Gareth Roberts	Mair Rowlands Conor Savage Luke Tugwell Elin Walker Jones Huw Wynn Jones
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Officer :- Mr Ian Jones, Town Clerk

#### **11/17 APPOINTMENT OF CHAIRMAN**

**RESOLVED:** that Councillor Gwynant Roberts be appointed Chairman of the Committee for the forthcoming Municipal Year. In the absence of Councillor Roberts, Councillor John Wynn Jones be appointed Chairman for this Meeting.

#### **12/17 APOLOGIES**

Apologies for absence were received from Gwynant Roberts and Nigel Pickavance .

#### **13/17 DECLARATION OF FINANCIAL INTEREST OR PERSONAL CONNECTION**

Councillor K Jones declared an interest in Planning Application C17/1421/11/LL owner was a friend.

#### **14/17 APPOINTMENT OF VICE-CHAIRMAN**

**RESOLVED:** Defer until next Planning and Amenities Committee Meeting.

#### **15/17 URGENT BUSINESS - None.**

#### **16/17 PRESENTATION – GWYNEDD AND MON AGE CONCERN**

A presentation was received from Mr Aled Evans outlining the work undertaken and services provided by the organisation. He explained the partnership working carried out by Age Concern and especially with Bangor City Council and the Hafan Centre which was rented free of charge by the City Council

A number of questions and answers were taken and the Chairman thanked Mr Evans for his informative presentation.

#### **17/17 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 : -

**C16/1421/11/LL** Full application to demolish the existing building and erect a 3 storey building to provide 6 living units. 390 High Street, Bangor. **No objection, however car parking was difficult in the area.**

Councillor Keith Jones left the chamber during the discussion of the above application.

**C17/0378/11/LL** Part retrospective application for a two storey extension at the rear to provide en-suite facilities to flat numbers 45B and 45C, 45 Holyhead Road. **No objection.**

**C17/0381/11/CR** Internal and external alterations to former museum for the change of use into restaurant, wine bar and 2 living units. Amgueddfa AC Oriel Gwynedd, Ffordd Gwynedd. **No objection.**

**C17/0381/11/LL** Internal and external alterations to former museum for the change of use into restaurant, wine bar and 2 living units. Amgueddfa AC Oriel Gwynedd, Ffordd Gwynedd. **No objection.**

**C17/0392/11/LL** Change of use of former shop (A1) into a hot food takeaway premises (A3) to include the installation of an extraction system on the rear of the property. 293 High Street. **Objection on the grounds that there are too many similar outlets in the area, the noise from the extraction fan would be a nuisance to nearby premises, there is no rear exit thus causing a problem in respect of waste, disability access and a potential fire risk with the kitchen at the rear.**

**C17/0403/11/CT** Application to fell trees within conservation area including 5 sycamores, 1 wych elm, 1 common lime, cherry scrub, sycamore scrub and ornamental species (myrtle and cherry), Y Deondy, Glanrafon. **Objection on grounds of impact to landscape, impact on wildlife, removal of trees on the floodplain, retention of trees and greenery within the City Centre.**

**C17/0385/11/AM** Outline application for the erection of a single dwelling. The Garage, Garth Hill. **No objection.**

**C17/0432/11/LL** Change of use of the first floor of the building from a 4 bed flat to 5 bed student accommodation together with erection of an extension and external alterations. Old Glan, Glanrafon Street. **Objection on grounds of over-development and no additional student accommodation is required in the area.**

**C17/0433/11/TC** Application for lawful development certificate to retain the use of the property as a house in multiple occupation. 21 Albert Street. **No objection.**

**C17/0434/11/LL** Variation of conditions number 4 (external finishes) and number 9 (landscaping) of planning permission C11/0240/11/LL to submit the information after demolishing the existing building but before building the new building. Ysbyty Minffordd. **Defer untill next meeting – more information required on proposed changes and development.**

**18/17 LICENSING MATTERS** - None.

**19/17 HIGHWAY MATTERS** - Parking Restrictions at Mason Street, Bangor. **No objection.**

Councillor Derek Hainge read out a letter from Bangor Rotary Club asking the City Council to support a campaign for road safety measures at Our Lady's School, Caernarfon Road, Bangor. **RESOLVED** that a letter of support for the campaign be sent by the Town Clerk.

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The Meeting closed at 7.30 p.m.

Cofnodion Cyfarfod y **Pwyllgor Cynllunio a Mwynderau** a gynhaliwyd yn Neuadd y Penrhyn, Ffordd Gwynedd, Bangor, **Nos Lun, 22 Mai 2017** am 7.35 y.h.

**PRESENNOL** :- Ei Deilyngdod y Maer, y Cynghorydd D Hainge

Y Dirprwy Faer, y Cynghorydd John Wynn Jones (Cadeirydd)		
Councillors	Les Day	Colin King
	Ifan James	John Martin
	Enid Jones	Gareth Roberts
	Keith Jones	Mair Rowlands

Conor Savage
Luke Tugwell
Elin Walker Jones
Huw Wynn Jones

Swyddog :- Mr Ian Jones, Clerc y Dref

## 11/17 PENODI CADEIRYDD

**PENDERFYNWYD:** ethol y Cynghorydd Gwynant Roberts yn Gadeirydd y Pwyllgor am y Flwyddyn Ddinesig sydd i ddod. Yn absenoldeb y Cynghorydd Roberts fe benodwyd y Cynghorydd John Wynn Jones yn Gadeirydd ar y Cyfarfod yma.

## 12/17 YMDDIHEURIADAU

Derbyniwyd ymddiheuriadau oddi wrth y Cyngorwyr Gwynant Roberts a Nigel Pickavance.

## 13/17 DATGANIAD O DDIDDORDEB ARIANNOL NEU GYSYLTTIAD PERSONOL

Datganodd y Cynghorydd K Jones gysylltiad â Chais Cynllunio C17/1421/11/LL - y perchennog yn ffrind iddo.

## 14/17 PENODI IS-GADEIRYDD

**PENDERFYNWYD:** Gohirio tan y Cyfarfod Cynllunio a Mwynderau nesaf.

## 15/17 MATERION BRYS - Dim.

## 16/17 CYFLWYNIAD – AGE CONCERN GWYNEDD A MÔN

Cafwyd cyflwyniad gan Mr Aled Evans oedd yn amlinellu'r gwaith y mae'r mudiad hwn yn ei wneud a'r gwasanaethau a ddarperir ganddo. Eglurodd fod Age Concern yn gweithio llawer mewn partneriaeth, yn arbennig gyda Chyngor Dinas Bangor a Chanolfan Hafan a oedd yn cael ei gosod yn ddi-rent gan Gyngor y Ddinas.

Cafwyd nifer o gwestiynau wedyn a diolchodd y Cadeirydd i Mr Evans am ei gyflwyniad diddorol.

## 17/17 CEISIADAU CYNLLUNIO

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

**C16/1421/11/LL** Cais llawn i ddymchwel yr adeilad presennol a chodi adeilad 3 llawr er mwyn darparu 6 uned byw. 390 Stryd Fawr, Bangor. **Dim Gwrthwynebiad, fodd bynnag roedd problemau parcio yn yr ardal.**

Gadawodd y Cynghorydd Keith Jones y Siambra yn ystod y drafodaeth ar y cais uchod.

**C17/0378/11/LL** Cais rhannol ôl-weithredol am estyniad deulawr yng nghefn yr eiddo i ddarparu cyfleusterau en-suite i fflatiau 45B a 45C. 45 Ffordd Caergybi. **Dim Gwrthwynebiad.**

**C17/0381/11/CR** Addasiadau mewnol ac allanol er newid defnydd cyn-amgueddfa yn fwyty, bar gwin a 2 uned byw. Amgueddfa ac Oriel Gwynedd, Ffordd Gwynedd. **Dim Gwrthwynebiad.**

**C17/0381/11/LL** Addasiadau mewnol ac allanol er newid defnydd cyn-amgueddfa yn fwyty, bar gwin a 2 uned byw. Amgueddfa ac Oriel Gwynedd, Ffordd Gwynedd. **Dim Gwrthwynebiad.**

**C17/0392/11/LL** Newid defnydd cyn siop (A1) i ddefnydd fel siop prydau i'w cario allan (A3) ynghyd â gosod sistem echdynnu ar gefn yr adeilad. 293 Stryd Fawr. **Gwrthwynebiad ar y sail fod gormod o siopau tebyg yn yr ardal yn barod, y byddai'r sŵn o'r ffan echdynnu yn niwsans i dai gerllaw, nid oes allanfa gefn felly byddai problemau o ran gwastraff, mynediad i'r anabl a pherygl tân posibl gyda'r gegin yn y cefn .**

**C17/0403/11/CT** Cais i dorri coed o fewn ardal gadwraeth gan gynnwys sycamorwydden, 1 llwyfen llydanddail, 1 pisgwydden, prysgwydd ceirios, prysgwydd sycamor a rhywogaethau addurnol (ceirios a myrtwydd), Y Deondy, Glanrafon. **Gwrthwynebiad ar sail yr effaith ar y dirwedd, yr effaith ar fywyd gwylt, tynnu coed o'r gorlifdir, angen cadw coed a gwyrddlesni o fewn Canol y Ddinas.**

**C17/0385/11/AM** Cais amlinellol i godi un annedd. The Garage, Garth Hill. **Dim Gwrthwynebiad.**

**C17/0432/11/LL** Newid defnydd llawr cyntaf yr adeilad o fflat 4 lloffft i lety myfyrwyr gyda 5 lloffft, ynghyd â chodi estyniad a newidiadau allanol. Old Glan, Stryd Glanrafon. **Gwrthwynebiad ar sail gor ddatblygu ac nid oes angen llety myfyrwyr ychwanegol yn yr ardal.**

**C17/0433/11/TC** Cais am dystysgrif defnydd cyfreithlon er mwyn cadw defnydd yr eiddo fel tŷ amlfeddiannaeth. 21 Albert Street. **Dim Gwrthwynebiad.**

**C17/0434/11/LL** Diwygio amodau rhif 4 (gorffeniadau allanol) a rhif 9 (tirweddu) o ganiatâd cynllunio C11/0240/11/LL er mwyn cyflwyno'r wybodaeth ar ôl dymchwel yr adeilad presennol ond cyn adeiladu'r adeilad newydd. Ysbyty Minffordd. **Gohirio tan y cyfarfod nesaf - mae angen mwy o wybodaeth ar y newidiadau a'r datblygiad arfaethedig.**

**17/16 MATERION TRWYDDEDU** - Dim.

**18/16 MATERION PRIFYRDD** - Cyfyngiadau Parcio Stryd Mason Bangor - **Dim Gwrthwynebiad.**

Darllenodd y Cynghorydd Derek Hainge lythyr gan Glwb Rotari Bangor yn gofyn i Gyngor y Ddinas gefnogi ymgyrch am fesurau diogelwch ffordd ger Ysgol Ein Harglywyddes, Ffordd Caernarfon, Bangor. **PENDERFYNWYD** y byddai Clerc y Dref yn anfon llythyr o gefnogaeth i'r ymgyrch.

Daeth y Cyfarfod i ben am 7.30 y.h.