Minutes of the **Planning & Amenities Committee** Meeting held at the Penrhyn Hall, Ffordd Gwynedd, Bangor on **Monday 18th July 2016** at 6.30pm.

PRESENT :- His Worship the Mayor, Councillor Dewi Williams
The Deputy Mayor, Councillor D Hainge

Councillors :-	G O Roberts (Vice-Chairman)	J Wynn Jones	Mrs J Marshall
	Susan Ashworth	C King	R K Marshall
	Mrs L Day	D Llewelyn	J M Martin
	Mrs J Forsyth	D Madge	Mair Rowlands

Officer : Mr Ian Jones, Town Clerk

54/16 APOLOGIES FOR ABSENCE

Councillor Mrs E Butler, N Pickavance, M Shultan and E H Williams

55/16 DECLARATION OF FINANCIAL INTEREST OR PERSONAL CONNECTION

Councillor John Wynn Jones Item Nos. 61/16 Public Conveniences and 62/16 Salt Bins.

56/16 URGENT BUSINESS

a) Emergency Committee **– RESOLVED:** that a Committee comprising of the Mayor, Deputy Mayor, the Chairmen and Vice Chairmen of the Planning and Amenities and the Finance and General Purposes Committees and the Senior Member of the Council be appointed to consider any emergency items which may arise during the August recess and to give that Emergency Committee Powers to Act on behalf of the Council on any such matter.

b) The Town Clerk announced that Councillor Christopher O'Neal had not attended a meeting of the Council or its Committees since 11th January 2016 and therefore his seat in the Marchog Ward should now be declared vacant under the six month non-attendance rule. **RESOLVED**: that the seat in the Marchog Ward be now declared vacant.

c) Ombudsman Annual Report 2015/16 –The Town Clerk reported that a copy of the Report was available in the Office should any member wish to see it.

57/16 CITY CENTRE PARTNERSHIP

The Chairman introduced Mr Marc Roberts, from Cynlas Consultancy Company, who proceeded to give a presentation on the City Centre Partnership.

Mr Roberts gave the history to the project and updated on progress so far. He reported that a draft strategy and action plan would be presented to a meeting of the CCP Management Group on 19th July. He indicated that this would be available for circulation to Councillors once the Management Group had made initial comments upon it. The Chair thanked Mr Roberts for his interesting and informative presentation and looked forward to seeing the draft.

58/16 BANGOR BID

The Chairman introduced Mr Haydn Davies, Chair of Bangor BID who gave an updated report on the latest developments and projects that the BID was involved with. It was noted that the BID had undertaken to improve the streetscene and were anticipating expenditure on promoting the town centre including its fabric and information points. Members thanked Mr Davies for his presentation and he indicated that he would be willing to return to update Members on issues at a future meeting.

59/16 MENTER IAITH BANGOR

The Chairman introduced Mr Dylan Roberts who was the Welsh Language Manager for Menter Iaith which was based at Lon Pobty. He indicated that this was a new initiative promoting the Welsh language through Gwynedd Council and it was to address the decline in the percentage of Welsh spoken within Bangor. The work of Menter Iaith would be to push new energy, opportunity more use and support of the language within the City as well as other initiatives. He invited Members to an Open Day on 15th October to formally launch the work of Menter Iaith Bangor.

Members thanked Mr Roberts for the presentation and his invitation. The Chair indicated that he looked forward to working with the organisation in the future

60/16 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:-

C16/0669/11/LL Change of use of 7 bedroom dwelling to a 7 bedroom house in multiple occupancy. 17 College Road, Bangor. **Objection – over-development of the site and there are too many HMO's already in this area.**

C16/0677/11/LL Erection of a 3 storey building to provide two shops and 10 living units for students and erection of a two storey building to the rear to provide 8 student living units. 146-152 High Street, Bangor. **Objection – over-development of the site and there are too many HMO's already in this area.**

C16/0685/11/LL Erection of new telecommunications equipment on top of the existing building in lieu of existing equipment. Bangor Telephone Exchange, Deiniol Road, Bangor. **No objection.**

C16/0694/11/CC Consent for works to several trees within Tree Preservation Order area. 20 Llys Adda, Bangor. **Objection** – **not necessary to destroy protected trees in this Preservation Order area just because it is the householder's preference. The Council strongly believes this work is unnecessary and would deprive the City of much valued woodland and greenery.**

C16/0781/11/LL Variation of condition 2 of permission APP/Q6810/A/16/314218 to amend internal layout of 2nd floor Providing 8, 1 bed units and 2, 4 bed units in lieu of 8, 1 bed units. Former Railway Institute, Euston Road, Bangor. **Objection – This represents an over-development of the site, there are too many hostels which are under-occupied and not enough development of accommodation for local people.**

C16/0784/11HY Erection of externally illuminated facia sign. Robinson and Neal, Ltd., 43 High Street, Bangor. **No objection.**

C16/0798/11/CT Prior notification for the felling of trees within a conservation area. Adeilad Cerdd, Prifysgol Bangor, College Road, Bangor. **The City Council has deferred consideration of this as further information is required on proposals for the trees and the reason i.e. what development requires this work.**

Councillor Mrs J Marshall, as a member of the Gwynedd Council Planning Committee, took no part in the discussions on the above planning applications or voted on them apart from the applications within her own Ward.

61/16 PUBLIC CONVENIENCES

The Town Clerk reported that he was in receipt of correspondence from Gwynedd Council in respect of current and future use of their three public conveniences that were in operation within the City. The Council had asked whether Town and Community Councils were prepared to enter into partnership arrangements to ensure the toilets would be kept open for the year 2017/18.

This would involve a financial contribution from Bangor City Council to Gwynedd in the order of £10,000. The other request attached to the letter was whether the City Council would be prepared to enter into negotiations with regard to alternative arrangements. This might involve the City Council taking over the running of the conveniences either in part or in whole in the future. Members considered this matter carefully and were astonished at the costing figures provided by Gwynedd Council. Although they did not want to see any closures at this stage. Members equally wanted value for money and cleaner toilets which was not currently the case.

RESOLVED that the Town Clerk offer a reasonable figure however less than the £10,000 requested as the costs were considered too high. Should the offer not be received then the full £10,000 be offered for the next financial year with the provisio that the City Council be offered the chance to take on these facilities in the future subject to costings and future negotiations.

Declaration of interest by Councillor John Wynn Jones who took no part during the discussion.

62/16 SALT BINS

The Town Clerk reported that he had been in correspondence with the senior manager at Gwynedd Council with regard to the filling of salt bins and replacing damaged bins should this arise. Gwynedd Council had confirmed that should the Council wish to take over the control and the filling of the bins any damage to the salt bins would have to be rectified by the City Council. However should the current ten salt bins within the Bangor area be maintained by Gwynedd Council the cost of refills would be £80 per bin subject to a cluster of three or £156 for a single bin. The Committee considered the issues and decided that in the best interest of the community it would be simpler to retain Gwynedd's provision for filling and replacing of any damaged bins.

RESOLVED that the status quo be maintained with the provision of salt bins.

Declaration of interest by Councillor John Wynn Jones who took no part during the discussion.

63/16 HIGHWAY MATTERS

None

64/16 LICENSING MATTERS Notices of Application Licencing Act 2003

Premises Licence – Voltaire, 25 Garth Road, Bangor - No objections other than to off sales at this premises; reason: for the prevention of public nuisance.

DH Convenience Store, 109 High Street, Bangor – No objections.

65/14 INVOICES FOR PAYMENT

It was **RESOLVED** that the invoices as detailed on the schedule covering voucher numbers 59/16 - 73/16 totalling £7821.65 be approved and passed for payments.

The meeting finished at 8.55pm.

Cofnodion Cyfarfod y **Pwyllgor Cynllunio a Mwynderau** a gynhaliwyd yn Neuadd y Penrhyn, Ffordd Gwynedd, Bangor, **Nos Lun 18fed o Orffennaf 2016** am 6.30 y.h.

PRESENNOL:- Ei Deilyngdod y Maer, y Cynghorydd Dewi Williams
Y Dirprwy Faer, y Cynghorydd D Hainge

Y Cynghorwyr	G O Roberts (Is-gadeirydd)	J Wynn Jones	Mrs J Marshall
	Susan Ashworth	C King	R K Marshall
	Mrs L Day	D Llewelyn	J M Martin
	Mrs J Forsyth	D Madge	Mair Rowlands

Swyddog : Mr Ian Jones, Clerc y Dref

54/16 YMDDIHEURIADAU

Y Cynghorwyr Mrs E Butler, N Pickavance, M Shultan ac E H Williams

55/16 DATGANIAD O DDIDDORDEB ARIANNOL NEU GYSYLLTIAD PERSONOL

Y Cynghoyrdd John Wynn Jones yn Eitem Rhifau 61/16 Cyfleusterau Cyhoeddus a 62/16 Biniau Halen.

56/16 MATERION BRYS

a) Pwyllgor Brys - **PENDERFYNWYD** penodi Pwyllgor i gynnwys y Maer, y Dirprwy Faer, Cadeiryddion ac Is-gadeiryddion y Pwyllgorau Cynllunio a Chyllid ac Aelod Hŷn y Cyngor i ystyried unrhyw faterion brys allasai godi yn ystod mis Awst ac i roi Hawl i Weithredu i'r Pwyllgor ar ran y Cyngor ar unrhyw fater.

b) Cyhoeddodd Clerc y Dref nad oedd y Cynghorydd Christopher O'Neal wedi bod yn bresennol mewn cyfarfod o'r Cyngor neu ei Bwyllgorau ers 11 Ionawr 2016 ac felly y dylid datgan fod ei sedd yn Ward Marchog yn wag o dan y rheol dim presenoldeb am chwe mis. **PENDERFYNWYD**: datgan fod y sedd yn Ward Marchog bellach yn wag.

c) Adroddiad Blynyddol yr Ombwdsmon 2015/16 – Adroddodd Clerc y Dref fod copi o'r Adroddiad ar gael yn y Swyddfa pe bai unrhyw aelod yn dymuno'i weld.

57/16 PARTNERIAETH CANOL Y DDINAS

Cyflwynodd y Cadeirydd Mr Marc Roberts, o Gwmni Ymgynghoriaeth Cynlas, a roddodd gyflwyniad ar Bartneriaeth Canol y Ddinas.

Eglurodd Mr Roberts hanes y prosiect a rhoddodd y diweddaraf ar y cynnydd hyd yma. Adroddodd y byddai drafft o strategaeth a chynllun gweithredu yn cael ei gyflwyno i gyfarfod o Grŵp Rheoli'r Bartneriaeth ar 19 Gorffennaf. Dywedodd y byddai hwn ar gael i'w ddosbarthu i'r Cynghorwyr wedi i'r Grŵp Rheoli wneud sylwadau cychwynnol arno. Diolchodd y Cadeirydd i Mr Roberts am ei gyflwyniad diddorol ac addysgiadol a dywedodd ei fod yn edrych ymlaen at weld y drafft.

58/16 AGB BANGOR

Cyflwynodd y Cadeirydd Mr Haydn Davies, Cadeirydd AGB Bangor a roddodd adroddiad ar y datblygiadau diweddaraf a'r prosiectau yr oedd AGB ynghlwm â nhw. Nodwyd fod AGB wedi ymrwymo i wella'r strydlun a'u bod yn rhagweld gwariant ar hyrwyddo canol y dref yn cynnwys ei adeiladwaith, a phwyntiau gwybodaeth. Diolchodd yr aelodau i Mr Davies am ei gyflwyniad a dywedodd yntau y byddai'n hapus i ddychwelyd i ddiweddaru'r aelodau ar y materion mewn cyfarfod yn y dyfodol.

59/16 MENTER IAITH BANGOR

Cyflwynodd y Cadeirydd Mr Dylan Roberts, sef Rheolwr Iaith Gymraeg y Fenter Iaith sydd wedi'i lleoli yn Lôn Pobty. Eglurodd fod hwn yn gynllun newydd i hyrwyddo'r iaith Gymraeg, dan nawdd Cyngor Gwynedd, a'i fwriad oedd mynd i'r afael â'r dirywiad yng nghanran y siaradwyr Cymraeg ym Mangor. Gwaith y Fenter Iaith fyddai dod ag ynni a chyfleoedd newydd er mwyn gweld mwy o ddefnydd a chefnogaeth i'r iaith yn y Ddinas, yn ogystal â chynlluniau eraill. Gwahoddodd yr aelodau i Ddiwrnod Agored ar 15 Hydref i lansio gwaith Menter Iaith Bangor yn ffurfiol.

Diolchodd yr aelodau i Mr Roberts am ei gyflwyniad a'i wahoddiad. Dywedodd y Cadeirydd ei fod yn edrych ymlaen at weithio gyda'r mudiad yn y dyfodol.

60/16 CEISIADAU CYNLLUNIO

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

C16/0669/11/LL Newid defnydd tŷ 7 llofft i dŷ amlfeddiannaeth 7 llofft. 17 Ffordd y Coleg, Bangor. **Gwrthwynebiad - gor ddatblygu'r safle ac mae gormod o dai amlfeddiannaeth yn yr ardal hon yn barod.**

C16/0677/11/LL Codi adeilad 3 llawr i ddarparu 2 siop a 10 uned byw i fyfyrwyr a chodi adeilad 2 lawr i'r cefn er mwyn darparu 8 uned byw i fyfyrwyr. 146-152 Stryd Fawr, Bangor. **Gwrthwynebiad - gor ddatblygu'r safle ac mae gormod o dai amlfeddiannaeth yn yr ardal hon yn barod.**

C16/0685/11/LL Codi offer telathrebu newydd ar ben yr adeilad presennol yn lle offer presennol. Cyfnewidfa Ffôn Bangor, Ffordd Deiniol, Bangor. **Dim gwrthwynebiad.**

C16/0694/11/CC Caniatâd ar gyfer gwaith i sawl coeden o fewn ardal Gorchymyn Gwarchod Coed. 20 Llys Adda, Bangor. **Gwrthwynebiad - nid oes angen dinistrio coed a warchodir yn yr ardal Gorchymyn Coed yma ddim ond am fod deilydd y tŷ yn dymuno hynny. Mae'r Cyngor yn credu'n gryf nad yw'r gwaith hwn yn angenrheidiol ac y byddai'n amddifadu'r Ddinas o goetir a gwyrddlesni gwerthfawr.**

C16/0781/11/LL Newid amod rhif 2 (yn unol â'r cynlluniau a ganiatawyd) o ganiatâd rhif APP/Q6810/A/16/314218 er mwyn diwygio gosodiad mewnol yr ail lawr i ddarparu 8 uned 1 llofft a 2 uned 4 llofft yn lle 8 uned 1 llofft. Hen Sefydliad y Rheilffordd, Ffordd Euston, Bangor. **Gwrthwynebiad - Mae hyn yn or ddatblygiad ar y safle, mae yna ormod o hosteli nad ydynt yn llawn a dim digon o ddatblygu llety i bobl leol.**

C16/0784/11HY Gosod arwydd fascia wedi'i oleuo'n allanol. Robinson and Neal, Ltd., 43 Stryd Fawr, Bangor. **Dim gwrthwynebiad.**

C16/0798/11/CT Hysbysebiad ymlaen llaw i dorri coed mewn ardal gadwraeth. Adeilad Cerdd, Prifysgol Bangor, Ffordd y Coleg, Bangor. **Mae Cyngor y Ddinas wedi gohirio ystyried yr eitem hon gan fod angen gwybodaeth bellach am y cynigion i'r coed a'r rheswm h.y. pa ddatblygiad sy'n gofyn am y gwaith hwn.**

Ni chymrodd y Cynghorydd Mrs J Marshall, fel aelod o Bwyllgor Cynllunio Gwynedd, ran yn y drafodaeth ar y ceisiadau uchod na phleidleisio arnynt ac eithrio'r ceisiadau y tu mewn i'w Ward hi.

61/16 TOILEDAU CYHOEDDUS

Adroddodd Clerc y Dref ei fod wedi derbyn gohebiaeth gan Gyngor Gwynedd ynghylch y defnydd presennol a dyfodol eu tri chyfleuster cyhoeddus a oedd yn weithredol yn y Ddinas. Roedd y Cyngor yn gofyn a oedd Cynghorau Tref a Chymuned yn barod i fynd i gytundebau partneriaeth er mwyn sicrhau y byddai'r toiledau'n cael eu cadw ar agor am y flwyddyn 2017/18.

Byddai hyn yn golygu cyfraniad ariannol gan Gyngor Dinas Bangor i Wynedd o £10,000. Y cais arall ynghlwm â'r llythyr oedd a fyddai Cyngor y Ddinas yn fodlon dechrau trafodaethau o safbwynt trefniadau gwahanol. Gallai hyn olygu Cyngor y Ddinas yn cymryd drosodd rhedeg y toiledau naill ai'n rhannol neu'n gyfan gwbl yn y dyfodol. Bu'r aelodau'n ystyried y mater hwn yn ofalus ac roeddent wedi'u syfrdanu â'r ffigyrau a roddwyd gan Gyngor Gwynedd. Er nad oeddent yn dymuno gweld y toiledau'n cau, roedd yr aelodau'n eisiau gweld gwell gwerth am arian a thoiledau glanach nag yr oeddent ar hyn o bryd.

PENDERFYNWYD y dylai Clerc y Dref gynnig swm rhesymol, ond llai na'r £10,000 y gofynnwyd amdano gan fod y costau'n cael eu hystyried yn rhy uchel. Pe na bai'r cynnig yn cael ei dderbyn, yna gellid cynnig y £10,000 llawn am y flwyddyn ariannol nesaf ar yr amod fod Cyngor y Ddinas yn cael cynnig y cyfle i reoli'r cyfleusterau hyn yn y dyfodol, yn dibynnu ar gostau a thrafodaethau newydd.

Cafwyd datganiad o ddiddordeb gan y Cynghorydd John Wynn Jones na chymerodd ran yn y drafodaeth.

62/16 BINIAU HALEN

Adroddodd Clerc y Dref iddo fod mewn gohebiaeth â'r uwch reolwr yng Nghyngor Gwynedd ynglŷn â llenwi biniau halen a chael biniau yn lle rhai a ddifrodwyd, pe bai hyn yn digwydd. Roedd Cyngor Gwynedd wedi cadarnhau, pe bai'r Cyngor yn dymuno cymryd drosodd rheoli a llenwi'r biniau, y byddai'n rhaid i unrhyw ddifrod i'r biniau halen gael ei unioni gan Gyngor y Ddinas. Fodd bynnag, pe bai'r deg bin halen sydd yn ardal Bangor ar hyn o bryd yn cael eu cynnal gan Gyngor Gwynedd, byddai cost eu hail-lenwi yn £80 y bin cyn belled â bod clwstwr o dri neu £156 am un bin. Bu'r Cyngor yn ystyried y goblygiadau a phenderfynwyd y byddai'n symlach, er budd y gymuned, i gadw darpariaeth Gwynedd ar gyfer llenwi a chyflenwi biniau newydd yn lle rhai a ddifrodwyd.

PENDERFYNWYD cadw at y sefyllfa fel y mae hi o ran darparu biniau halen.

Cafwyd datganiad o ddiddordeb gan y Cynghorydd John Wynn Jones na chymerodd ran yn ystod y drafodaeth.

63/16 MATERION PRIFFYRDD

Dim

64/16 MATERION TRWYDDEDU Hysbysiad o Gais Deddf Trwyddedu 2003

Trwydded eiddo - Voltaire, 25 Ffordd Garth, Bangor – Dim gwrthwynebiadau heblaw peidio rhoi trwydded allanol i'r eiddo hwn; rheswm: er mwyn atal niwsans cyhoeddus.

DH Convenience Store, 109 Stryd Fawr, Bangor – Dim gwrthwynebiadau.

65/14 ANFONEBAU I'W TALU

PENDERFYNWYD derbyn a chaniatáu talu'r anfonebau fel eu ceir yn y Rhestr, yn cynnwys Talebau Rhif 59/16 - 73/16 yn rhoi cyfanswm £7,821.65.

Daeth y Cyfarfod i ben am 8.30 pm.