

Minutes of the **Planning and Amenities Committee** held at the Penrhyn Hall, Ffordd Gwynedd, Bangor on **Monday 3rd April 2017** at 6.30 p.m.

PRESENT: - His Worship the Mayor, Councillor Dewi Williams
Councillors M Shultan (Chairman) John Wynn Jones N Pickavance
Mrs L Day D Llewelyn Mair Rowlands
Mrs J Forsyth J Martin G O Roberts

Officer: - Mr Ian Jones, Town Clerk

201/16 APOLOGIES

Apologies for absence were received from Councillors Mrs E Butler, C King, D Madge, Mrs J Marshall, R K Marshall, and E H Williams.

202/16 DECLARATION OF FINANCIAL INTEREST OR PERSONAL CONNECTION

None.

203/16 URGENT MATTERS

His Worship The Mayor read out a letter of condolences from the Burgermeister of Soest concerning the terrorist attack in London recently. The Town Clerk was asked to respond appropriately.

204/16 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: -

C17/0070/11/LL Change of use of the vacant floors above the existing shops to provide 4 one bed self contained flats and 2 houses of multiple occupation with 5 bedrooms in each unit. 259-263, High Street. **Objection on the grounds of over-development of the site. No parking facilities, difficulty with bin storage and other facilities. The City does not need any more HMO's as there are a proliferation of these – usually aimed at students where demand is falling. There are also many illegal HMO's throughout the City which are attracting other people as the student population reduces. There is good evidence that even the University's own Halls will be under-subscribed in the next academic year.**

C17/0234/11/LL Change of use of dwelling to 2 flats. Pen Park, Lower Penrallt Road. **No objections.**

C17/0244/11/LL Erection of a two storey dwelling and construct a new vehicular access. Tremlyn, Llwybr Dewi Sant, Bangor. **No objections but the Council is concerned about the proposed drainage issues here and the requirement to allow access to all premises 24 hours a day during the construction phase.**

C17/0250/11/CR Internal alterations to music studio to include secondary glazing. University of Wales, College Road. **No objections.**

C17/0251/11/LL Change of use of former night club into a shop (A1) on the ground floor and provision of student accommodation on the first and second floors with 3 self contained units and 11 bed student accommodation together with alterations and insertion of new windows. 340 High Street. **Objection on the grounds of over-development of the site. No parking facilities, difficulty with bin storage and other facilities. The City does not need any more HMO's as there are a proliferation of these – usually aimed at students where demand is falling. There are also many illegal HMO's throughout the City which are attracting other people as the student population reduces. There is good evidence that even the University's own Halls will be under-subscribed in the next academic year.**

C17/0252/11/LL Siting of external canopies and fixed seating together with a new draught lobby. **No objections.** Black Bull Inn, 107 Stryd Fawr.

C17/0264/11/HY Upgrade existing signs H S B C, 272 High Street. **No objections.**

C17/0265/11/CR Upgrade existing signs H S B C, 272 High Street. **No objections.**

C17/0284/11/LL Change of use of ground floor from commercial to self contained living unit. 71 High Street. **No objections.**

C17/0296/11/HT Prior notification of intention to erect 15m telecommunications mast including 2 x transmission disks along with 2 equipment cabinets and associated developments. Tir Ger / Land Nr. - Crosville Club, Lon Glan Mor. **No objections.**

C17/0299/11/LL Erection of a new single storey sunroom across the rear elevation in lieu of the existing conservatory. 34 Bryn Adda. **No objections.**

C17/0300/11/LL Variation of condition 2 of appeal decision APP/Q6810/A15/3131410 attached to application C15/0016/11/LL to amend the approved plans by altering and enlarging the rear extension. The Three Crowns, Well Street. **Objection to this variation on the Appeal decision, an extension would be an over-development on this confined site.**

205/16 HIGHWAY MATTERS

None.

206/16 LICENSING MATTERS

None.

The Meeting closed at 7.15 p.m.

Cofnodion Cyfarfod y **Pwyllgor Cynllunio a Mwynderau** a gynhaliwyd yn Neuadd y Penrhyn, Ffordd Gwynedd, Bangor, **Dydd Llun 3^{ydd} o Ebrill 2017** am 6.30y.h.

PRESENNOL :- Ei Deilyngdod y Maer y Cynghorydd D Williams
 Y Cynghorwyr :- M Shultan(Cadeirydd) John Wynn Jones N Pickavance
 Mrs L Day D Llewelyn Mair Rowlands
 Mrs J Forsyth J Martin G O Roberts

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

201/16 YMDDIHEURIADAU

Derbyniwyd ymddiheuriadau am absenoldeb oddi wrth y Cynghorwyr Mrs E Butler, C King, D Madge, Mrs J Marshall, R K Marshall, ac E H Williams.

202/16 DATGANIAD O DDIDDORDEB ARIANNOL NEU GYSYLLTIAD PERSONOL

Dim

203/16 MATERION BRYD

Dim.

204/16 CEISIADAU CYNLLUNIO

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

C17/0070/11/LL Newis defnydd o'r lloiau gwag uwchben y siopa presennol I greu 4 fflat un lloft hunangynhaliol a 2 uned aml-feddianaeth gyda 5 ystafell wely ym mhob uned. 259-26, High Street. **Objection on the grounds of over-development of the site. No parking facilities, difficulty with bin storage and other facilities. The City does not need any more HMO's as there are a proliferation of these – usually aimed at students where demand is falling. There are also many illegal HMO's throughout the City which are attracting other people as the student pollution reduces. There is good evidence that even the University's own Halls will be under-subscribed in the next academic year.**

C17/0234/11/LL Newid defnydd ty i 2 fflat. Pen Park, Lower Penrallt Road. **Dim gwrthwynebiad.**

C17/0244/11/LL Codi ty annedd deulawr a creu mynedfa gergydol newydd. Tremlyn, Llwybr Dewi Sant, Bangor. **No objections but the Council is concerned about the proposed drainage issues here and the requirement to allow access to all premises 24 hours a day during the construction phase.**

C17/0250/11/CR Uwchraddio ddasiadau mewnol I stiwdio gerddoriaeth I gynnwys gwydriad eilradd. University of Wales, College Road. **Dim gwrthwynebiad.**

C17/0251/11/LL Newid defnydd cyn glwb nos i siop (A1) ar y llawr gwaelod a darparu llety myfyrwyr ar y cyntaf ag ail lawr gyda 3 uned hunangynhaliol a llety myfyrwyr 11 gwely ynghyd a addasiadau a gosod ffedestri newydd. 340 High Street. **Objection on the grounds of over-development of the site. No parking facilities, difficulty with bin storage and other facilities. The City does not need any more HMO's as there are a proliferation of these – usually aimed at students where demand is falling. There are also many illegal HMO's throughout the City which are attracting other people as the student pollution reduces. There is good evidence that even the University's own Halls will be under-subscribed in the next academic year.**

C17/0252/11/LL Gosod canopiau allanol a seti sefydlog ynghyd a phorth drafft newydd. Black Bull Inn, 107 Stryd Fawr. **Dim gwrthwynebiad.**

C17/0264/11/HY Uwchraddio arwyddion presennol H S B C, 272 High Street. **Dim gwrthwynebiad.**

C17/0265/11/CR Uwchraddio arwyddion presennol H S B C, 272 High Street. **Dim gwrthwynebiad.**

C17/0284/11/LL Newid defnydd llawr daear o fasnachol i uned breswyl hunan gynhaliol. 71 High Street. **Dim gwrthwynebiad.**

C17/0296/11/HT Rhybydd ymlaen llaw o fwriad I godi mast telathrebu 15m I gynnwys 2blwch cyfarpar a datblygiadau cysylltiedig. Tir ger - Crosville Club, Lon Glan Mor. **Dim gwrthwynebiad.**

C17/0299/11/LL Codi ystafell haul unllawr newydd ar draws yr edrychiad cefn yn lle'r ystafell haul bresennol. 34 Bryn Adda. **Dim gwrthwynebiad.**

C17/0300/11/LL Diwygio amod rhif 2 o ganiatad apel APP/Q6810/A15/3131410 ynghlwm I gais C15/0016/11/LL er mwyn addasu'r cynlluniau a ganiatawyd drwy addasu ac ehangu'r estyniad cefn. The Three Crowns, Well Street. **Object to this variation on the Appeal decision an extension would be an over-development on this confined site.**

205/16 MATERION PRIFFYRDD

Dim.

206/16 MATERION TRWYDDEDU

Dim.

Daeth y Cyfarfod i ben am 7.15 y.h.