

Minutes of the **Planning and Amenities Committee** held at the Penrhyn Hall, Ffordd Gwynedd, Bangor on **Monday 19th February 2018** at 6.30 p.m.

PRESENT :- His Worship the Mayor Councillor Derek Hainge
The Deputy Mayor Councillor John Wynn Jones
Councillors Conor Savage Vice-Chairman (Presiding) Nigel Pickavance
 G O Roberts Chairman Ifan James Luke Tugwell
 M Hughes J M Martin Elin Walker Jones
 O Hurcum Enid Parry H Wyn Jones

Officer: - Mr Ian Jones, Town Clerk

183/17 APOLOGIES

Apologies for absence were received from Councillors L Day, D Fearnley, Keith Jones, Gareth Roberts and Mair Rowlands

184/17 DECLARATION OF FINANCIAL INTEREST OR PERSONAL CONNECTION

Councillor H Wyn Jones declared an interest in Item 186/17 Planning Applications – C18/0053/11/LL.

185/17 URGENT MATTERS

The Mayor announced details of the forthcoming Chinese New Year Celebrations and Parade in the City and also the upcoming Jamaica Links Coffee Morning.

The Town Clerk reported that Councillor Keith Jones had arranged for four new tanalised wood benches to be located along the cycle path at Beach Road. Any future maintenance would be carried out by Gwynedd or Bangor City Council. He also reminded Members about a free Planning Training Workshop on 20 February at Caernarfon.

186/17 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: -

C18/0036/11/LL New compound along with installation of external mechanical and electrical equipment. Thoday, Deiniol Road. **No objection.**

C18/0053/11/LL Erection of a sun room on the front of the property. Wrth Y Coed, Lon Meirion. **No objection.**

Councillor Huw Wyn Jones declared an interest in the above application and left the room during the discussion.

C18/0084/11/LL Application for engineering operations, including cut and fill, to deliver an extended rip-rap embankment on the northern development parcel of phase II, in addition to further works to reinforce the old sheet piling around the dock wall. Hen Iard Gychod Dickies - Former Dickies Boatyard, Beach Road. **Objection on the grounds that the problem of the invasive species of Japanese Knotweed which has been brought in, become established and worsened since the site has been worked upon. No further development of the site should take place until this problem has been treated, totally eradicated and certified by specialists in this area.**

C18/0089/11/LL Erection of single storey flat roof extension to rear of dwelling together with raised patio area. 27 Trefonwys, Bangor. **No objection.**

C17/1086/11/LL Application under Section 73 to vary condition 2 on planning permission C15/1081/11/LL to extend the timescale to complete the development in accordance with the application plans (submission of further information to support a variation of condition 3, cut and fill operations). Hen Iard Gychod Dickies - Former Dickies Boatyard, Beach Road. **Objection on the grounds that the problem of the invasive species of Japanese Knotweed which has been brought in, become established and worsened since the site has been worked upon. No further development of the site should take place until this problem has been treated, totally eradicated and certified by specialists in this area.**

C18/0110/11/LL Application under Section 73 to vary condition 1 on planning permission C14/0328/11/LL to continue with the use of vacant land for the storage of soils, rocks and excavation arisings (temporary use for 2 years). Former Arriva Bus Depot Site, Lon Glan Mor, Bangor. **Objection on the grounds that the site is an eyesore for both visitors to the City (on the main A5 entrance) and local residents. The site is virtually disused, has no proper screening and there appears to be a lack of desire to develop it or to improve its visual amenity.**

C18/0112/11/LL Creation of a temporary (for 4 years) car park. Former Bangor City Social Club Site, Deiniol Road, Bangor. **No objection.**

C18/0113/11/LL Variation of condition number 1(commence development within 5 years) of permission C13/0203/11/LL to extend the time a further 5 years to 04/09/2023. Former Victoria Building Land, Plas Llwyd Terrace. **Objection as the City is already suffering from over-provision of Student Accommodation. There are many empty properties of this proposed type and further developments would exacerbate this problem.**

C18/0116/11/LL Change of use of the existing building from a night club to 8 retail units on the ground floor and 4 self-contained flats on the floors above and installation of new windows. Mirage, 358-360 High Street. **No objection.**

C18/0120/11/LL Erection of a single storey side and rear extension. 174 Penrhos Road. **No objection.**

187/17 INVOICES FOR PAYMENT

It was reported that the invoices as detailed on the schedule totalling £10,959.33 had been approved. The invoices were available for any Member to see if necessary. **RESOLVED** that the payments be noted.

188/17 HIGHWAY MATTERS

None.

189/17 LICENSING MATTERS

None.

The Meeting closed at 7.40 p.m.

Cofnodion Cyfarfod y **Pwyllgor Cynllunio a Mwynderau** a gynhaliwyd yn Neuadd y Penrhyn, Ffordd Gwynedd, Bangor, **Nos Lun 19 o Chwefror 2018** am 6.30 y.h.

PRESENNOL :- Ei Deilyngdod y Maer, y Cynghorydd Derek Hainge

Y Dirprwy Faer, y Cynghorydd John Wynn Jones

Y Cynghorwyr Conor Savage Is Gadeirydd (yn y Gadair)

G O Roberts Cadeirydd

M Hughes

O Hurcum

Ifan James

J M Martin

Enid Parry

Nigel Pickavance

Luke Tugwell

Elin Walker Jones

H Wyn Jones

Swyddog :-

Mr Ian Jones, Clerc y Dref

183/17 YMDDIHEURIADAU

Derbyniwyd ymddiheuriadau am absenoldeb oddi wrth y Cynghorwyr L Day, D Fearnley, Keith Jones, Gareth Roberts a Mair Rowlands

184/17 DATGANIAD O DDIDDORDEB ARIANNOL NEU GYSYLLTIAD PERSONOL

Datganiad o ddiddordeb gan y Cynghorydd H Wyn Jones yn Eitem 186/17 Ceisiadau Cynllunio - C18/0053/11/LL.

185/17 MATERION BRYD

Cyhoeddodd Maer y Dref fanylion Dathliadau'r Flwyddyn Newydd Tsieineaidd oedd ar fin digwydd ynghyd â'r Orymdaith yn y Ddinas a hefyd Bore Coffi Cyswllt Jamaica.

Adroddodd Clerc y Dref fod y Cynghorydd Keith Jones wedi trefnu i bedair mainc bren gael eu gosod ar hyd y llwybr seiclo yn Ffordd y Traeth. Byddai unrhyw waith Cynnal a Chadw yn y dyfodol yn cael ei wneud gan Gyngor Gwynedd neu Gyngor Dinas Bangor. Hefyd atgoffodd yr Aelodau am weithdy Hyfforddiant Cynllunio am ddim ar 20 Chwefror yng Nghaernarfon.

186/17 CEISIADAU CYNLLUNIO

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

C18/0036/11/LL Compownd newydd ynghyd â gosod offer mecanyddol a thrydanol allanol. Thoday, Ffordd Deiniol. **Dim gwrthwynebiad.**

C18/0053/11/LL Codi ystafell haul ar flaen yr eiddo. Wrth Y Coed, Lon Meirion. **Dim gwrthwynebiad.**

Datganodd y Cynghorydd Huw Wyn Jones ddiddordeb yn y cais uchod a gadawodd yr ystafell yn ystod y drafodaeth.

C18/0084/11/LL Cais llawn ar gyfer gwaith peiranyddol, gan gynnwys torri a llenwi, er mwyn gwneud arglawdd rip-rap wedi'i ehangu ar lain ogleddol datblygiad rhan II, yn ogystal â gwaith pellach i atgyfnerthu'r hen lenni dur o amgylch mur y doc. Hen Iard Gychod Dickies - Ffordd y Traeth. **Gwrthwynebiad ar y sail fod problem rhywogaeth ymledol clymog Japan, sydd wedi dod i mewn, wedi setlo a gwaethgu ers i waith gael ei wneud ar y safle. Ni ddylai datblygiad pellach ddigwydd ar y safle hwn hyd nes bod y broblem wedi cael ei thrin, ei dileu yn llwyr a'i hardystio gan arbenigwyr yn y maes.**

C18/0089/11/LL Codi estyniad unllawr to fflat ar gefn yr eiddo ynghyd â chreu darn patio wedi'i godi. 27 Trefonwys, Bangor. **Dim gwrthwynebiad.**

C17/1086/11/LL Cais o dan Adran 73 i amrywio amod 2 ar ganiatâd cynllunio rhif C15/1081/11/LL i ymestyn cyfnod cwblhau'r datblygiad yn unol â chynlluniau'r cais (cyflwynwyd gwybodaeth ychwanegol i gefnogi amrywio amod 3, gwaith torri a llenwi). Hen Iard Gychod Dickies Ffordd y Traeth. **Gwrthwynebiad ar y sail fod problem rhywogaeth ymledol clymog Japan, sydd wedi dod i mewn, wedi setlo a gwaethgu ers i waith gael ei wneud ar y safle. Ni ddylai datblygiad pellach ddigwydd ar y safle hwn hyd nes bod y broblem wedi cael ei thrin, ei dileu yn llwyr a'i hardystio gan arbenigwyr yn y maes.**

C18/0110/11/LL Cais o dan Adran 73 i newid amod 1 ar ganiatâd cynllunio C16/0234/11/LL i barhau i ddefnyddio tir gwag ar gyfer storio pridd, cerrig a deillion cloddio (defnydd dros dro am 2 flynedd). Hen Safle Depo Bysiau Arriva, Lôn Glan Mor, Bangor. **Gwrthwynebiad ar y sail fod y safle yn ddolur llygad i ymwelwyr â'r Ddinas (wrth ddod i mewn ar yr A5) a phreswylwyr lleol. Prin fod y safle'n cael ei ddefnyddio, nid oes sgrinio addas yno ac mae'n ymddangos nad oes awydd i'w ddatblygu na gwella ei amwynder gwledol.**

C18/0112/11/LL Creu maes parcio dros dro (ar gyfer 4 mlynedd). Hen Safle Clwb Cymdeithasol Dinas Bangor, Ffordd Deiniol, Bangor **Dim gwrthwynebiad.**

C18/0113/11/LL Diwygio amod rhif un (dechrau'r datblygiad o fewn 5 mlynedd) o ganiatâd C13/0203/11/LL er mwyn ymestyn yr amser am 5 mlynedd arall tan 04/09/2023. Hen dir Adeilad Victoria, Teras Plas Llwyd. **Gwrthwynebiad gan fod y Ddinas eisoes yn dioddef yn sgil gormod o ddarpariaethau Llety i Fyfirwyr. Mae yna nifer o adeiladau gwag o'r math hwn a byddai datblygiad pellach yn gwaethgu'r broblem hon.**

C18/0116/11/LL Newid defnydd yr adeilad presennol o glwb nos i 8 uned manwerthu ar y llawr gwaelod a 4 fflat hunangynhaliol ar y lloriau uwchben a gosod ffenestri newydd. Mirage, 358-360 Stryd Fawr. **Dim gwrthwynebiad.**

C18/0120/11/LL Codi estyniad unllawr ochr a cefn. 174 Ffordd Penrhos. **Dim gwrthwynebiad.**

187/17 ANFONEBAU I'W TALU

Adroddwyd fod anfonebau fel ag yn ôl y rhestr yn dod i gyfanswm o £10,959.33 wedi cael eu cymeradwyo. Roedd yr anfonebau ar gael i unrhyw Aelod eu gweld os oedd angen. **PENDERFYNWYD** nodi'r taliadau.

188/17 MATERION PRIFFYRDD

Dim.

189/17 MATERION TRWYDDEDU

Dim.

Daeth y Cyfarfod i ben am 7.40 y.h.