Minutes of the **Planning and Amenities Committee** held at the Penrhyn Hall, Ffordd Gwynedd, Bangor on **Monday 20th February 2017 at** 6.30 p.m.

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

Councillors	M Shultan (Chairman)	John,Wynn Jones	R K Marshall
	Mrs E Butler	Colin King	Nigel Pickavance
	Mrs L Day	D Llewelyn	G O Roberts
	Mrs J Forsyth	Mrs J Marshall	

Officer: - Mr Ian Jones, Town Clerk

175/16 APOLOGIES

Apologies for absence were received from Councillors Susan Ashworth, Dorothy Bulled, D Madge, J M Martin, Mair Rowlands and H Williams.

176/16 DECLARATION OF FINANCIAL INTEREST OR PERSONAL CONNECTION
None.

177/15 URGENT MATTERS

The Town Clerk reported that an invitaion had been received from Soest Burgermeistr to attend two events later in the year.

RESOLVED that this matter be considered under the general Agenda item of Twinning at the next Council Meeting.

178/16 REVIEW OF THE ELECTORAL ARRANGEMENT FOR THE COUNTY OF GWYNEDD

The Town Clerk reported that the City Council had received notification from the Boundary Commission for Wales of the impending "Review of the Electoral Arrangment for Gwynedd". Any representation should be made by 31 May 2017.

179/16 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 two houses of multiple occupation with six bedrooms in each unit. 259 -263 High Street. **Objection of the gounds of over-development with 15 individual units proposed at this site. There would be difficulty of access both for residents and for emergency services. There are already too many bedsits in the City.**

C17/0084/11/LL Demolition of existing social club building and erection of a three storey building with shop (including cafe, fascia signage and ATM) on ground floor and 10 one bedroomed flats above (re-submission of application ref. C16/0157/11/LL) Maesgeirchen Social Club, 90, Penrhyn Avenue. **Objection. Building proposed is too large and overbearing on existing mainly residential properties. The positioning of a supermarket opposite older persons bungalows would cause noise nuisance and attract youths and potentially anti-social behaviour. A recent survey showed no desire for a supermarket in the vicinity. Also the site is designated as amenity land not residential/retail.**

C17/0097/11/LL Amended plans for the installation of a rear dormer window and windows in the gables to convert the loftspace. 17, Trefonwys. **No objection.**

C17/0106/11/HY Siting of 4 signs including 2 stack signs and 2 free standing swing signs. Junction to Plas y Coed, Llandegai Road. **Objections. The signs are too large, and too numerous on this busy junction.**

C17/0146/11/HY Alterations to existing dwelling to form a self-contained 2 bedroomed flat at lower ground floor level (with separate entrance) together with internal alterations upper storeys and new external stepped access to the rear yard. Bodlondeb, 50 , Holyhead Road**. No objection.**

C17/0148/11/LL Erection of a single storey side and front extension, 4 Min y Ddol, Maesgeirchen. **No objection.**

C17/0160/11/LL Change of use of the third floor of the building to provide three self-contained flats and installation of dormer windows to the rear. 259 – 263 High Street. **Objection of the gounds of over-development with 15 individual units proposed at this site. There would be difficulty of access both for residents and for emergency services.**
Councillor Mrs J Marshall, as a Member of the Gwynedd Council Planning Committee, did not vote and took no part in the discussion on any of the above applications apart from the applications within her own Ward.

180/16 BANGOR STRATEGIC PARTNERSHIP (BSP)

The Town Clerk reported that the inaugural meeting of the Bangor Strategic Partnership had taken place and highlighted the following areas that had been discussed :-

- Agreement to set up BSP
- Terms of Reference
- BSP Management Group
- Current Issues
- Plans, Priorities, Timescales
- Welsh Government Announcement on future Regeneration Funding
- Frequency of Meetings
- Next steps on Action Plan

181/16 INVOICES FOR PAYMENT

It was reported that the invoices as detailed on the schedule totalling £8,398.95 had been approved. The invoices were available for any Member to see if necessary. **RESOLVED** that the payments be noted.

182/16 HIGHWAY MATTERS

Proposed Parking Restrictions – Bangor 2017 – The Committee received details of the Proposed Parking Restrictions to be imposed by Gwynedd Council. **RESOLVED** that the proposals be welcomed.

183/16 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, **Nos Lun, 20 o Chwefror 2017** am 6.30 y.h.

PRESENNOL :- Ei Deilyngdod y Maer, y Cynghorydd D Williams
Y Dirprwy Faer, y Cynghorydd Derek Hainge
Y Cynghorwyr M Shultan (Cadeirydd), Mrs E Butler, Mrs L Day, Mrs J Forsyth, John Wynn Jones, Colin King, D Llewelyn, Mrs J Marshall, R K Marshall, Nigel Pickavance, G O Roberts

Swyddog :- Mr Ian Jones, Clerc y Dref

175/16 YMDDIHEURIADAU

Derbyniwyd ymddiheuriadau am absenoldeb oddi wrth y Cynghorwyr Susan Ashworth, Dorothy Bulled, D Madge, J M Martin, Mair Rowlands and H Williams.

176/16 DATGANIAD O DDIDDORDEB ARIANNOL NEU GYSYLLTIAD PERSONOL
Dim.

177/16 MATERION BRYS

Adroddodd Clerc y Dref fod gwahoddiad wedi dod gan y Soest Burgermeistr i fynychu dau ddigwyddiad yn nes ymlaen yn y flwyddyn.

PENDERFYNWYD ystyried y mater hwn o dan eitem Agenda gyffredinol Gefeillio yng nghyfarfod nesaf y Cyngor.

178/16 AROLWG O'R TREFNIADAU ETHOLIADOL AR GYFER SIR GWYNEDD

Adroddodd Clerc y Dref fod Cyngor y Ddinas wedi derbyn hysbysiad gan Gomisiwn Ffiniau Cymru am yr "Adolygiad o'r Trefniadau Etholiadol ar gyfer Gwynedd" sydd ar fin ymddangos. Dylai unrhyw sylwadau gael eu gwneud erbyn 31 Mai 2017.

279/16 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 Newid defnydd o'r lloriau gwag uwchben y siopau presennol i greu dwy uned amlfeddiannaeth gyda chwe ystafell wely ym mhob uned. 259 -263 Stryd Fawr. **Gwrthwynebiad ar sail gor-ddatblygu gan fod 15 o unedau unigol yn cael eu cynnig ar gyfer y safle hwn. Byddai anhawster mynediad i'r preswylwyr ac i'r gwasanaethau brys. Mae gormod o fflatiau un ystafell yn y Ddinas yn barod.**

C17/0084/11/LL Dymchwel clwb cymdeithasol presennol a chodi adeilad tri llawr gyda siop (yn cynnwys caffi, arwyddion ffasgia a pheiriant codi arian) ar y llawr gwaelod a 10 fflat un llofft ar y lloriau uwch (ail gyflwyniad o gais C16/0157/11/LL)
Clwb Cymdeithasol Maesgeirchen, 90, Penrhyn Avenue. **Gwrthwynebiad. Mae'r adeilad a gynigir yn rhy fawr a gormesol ar ardal o eiddo preswyl yn bennaf. Byddai gosod archfarchnad gyferbyn â byngalos pobl hŷn yn achosi niwsans sŵn ac yn denu pobl ifanc a fyddai o bosibl yn ymddwyn yn wrthgymdeithasol. Dangosodd arolwg diweddar nad oes awydd i gael archfarchnad yn y cyffiniau. Hefyd mae'r safle wedi'i ddynodi'n dir amwynder ac nid preswyl/manwerthu.**

C17/0097/11/LL Cynlluniau diwygiedig i osod ffenestr gromen cefn a ffenestri talcen er mwyn trosi gwagle'r to. 17, Trefonwys. **Dim gwrthwynebiad.**

C17/0106/11/HY Gosod 4 arwydd gan gynnwys 2 arwydd stac a 2 arwydd siglo rhydd. Y gyffordd i Blas y Coed, Ffordd Llandygai. **Gwrthwynebiad. Mae'r arwyddion yn rhy fawr, ac yn rhy niferus ar y gyffordd brysur hon.**

C17/0146/11/HY Addasiadau i annedd bresennol i ffurfio fflat ddwy lofft hunangynhaliol ar y lefel is-llawr (gyda mynedfa ar wahân) ynghyd â newidiadau mewnol i'r lloriau uwch a mynedfa allanol gyda grisiau i'r iard gefn. Bodlondeb, 50 , Ffordd Caergybi**. Dim gwrthwynebiad.**

C17/0148/11/LL Codi estyniad unllawr ochr a blaen, 4 Min y Ddol, Maesgeirchen. **Dim gwrthwynebiad.**

C17/0160/11/LL Newid defnydd trydydd llawr yr adeilad er mwyn darparu tair fflat hunan gynhaliol a gosod ffenestri cromen i'r cefn. 259 – 263 Stryd Fawr**. Gwrthwynebiad ar sail gor-ddatblygu gan fod 15 o unedau unigol yn cael eu cynnig ar gyfer y safle hwn. Byddai anhawster mynediad i'r preswylwyr ac i'r gwasanaethau brys.**

Ni chymrodd y Cynghorydd Mrs J Marshall, sydd yn eistedd ar Bwyllgor Cynllunio Cyngor Gwynedd, ran yn y drafodaeth ar y ceisiadau uchod na phleidleisio arnynt heblaw am y ceisiadau yn ei Ward ei hun.

180/16 PARTNERIAETH STRATEGOL BANGOR

Adroddodd Clerc y Dref fod cyfarfod cyntaf Partneriaeth Strategol Bangor wedi cael ei gynnal a dywedodd fod yr agweddau canlynol wedi cael eu trafod :-

- Cytundeb i Sefydlu Partneriaeth Strategol Bangor
- Cylch Gorchwyl
- Grŵp Rheoli'r Bartneriaeth
- Materion Cyfredol
- Cynlluniau, Blaenoriaethau, Amserlenni
- Cyhoeddiad Llywodraeth Cymru ar Gyllid Adfywio yn y dyfodol
- Amlder Cyfarfodydd
- Y camau nesaf ar y Cynllun Gweithredu

181/16 ANFONEBAU I'W TALU

Adroddwyd fod anfonebau fel ag yn ôl y rhestr yn dod i gyfanswm o £8,398.95 wedi cael eu cymeradwyo. Roedd yr anfonebau ar gael i unrhyw Aelod eu gweld os oedd angen. **PENDERFYNWYD** nodi'r taliadau.

182/16 MATERION PRIFFYRDD

Cynnig am Gyfyngiadau Parcio - Bangor 2017 - Cafodd y Pwyllgor fanylion y Cyfyngiadau Parcio Arfaethedig i'w gosod gan Gyngor Gwynedd. **PENDERFYNWYD** croesawu'r cynigion.

183/16 MATERION TRWYDDEDU

Dim**.**

Daeth y Cyfarfod i ben am 7.15 y.h.