

31 March 2015

Annwyl Nia

**REPRESENTATIONS BY BANGOR CITY COUNCIL ON ANGLESEY AND GWYNEDD
JOINT LOCAL DEVELOPMENT PLAN - DEPOSIT PLAN (2015)**

Bangor City Council at its meeting held on the 23 March 2015 resolved to submit the following comments on the JLDP:

Housing

Policy TAI14: Residential Allocation

Site Reference No. T5 - Land opposite Crematorium:

The City Council are of the opinion that:

- The site is located in a prominent and attractive rural location, divorced from the built up area of the City of Bangor and the shopping, community facilities and services that it provides. It would therefore not be sustainable development as it would encourage the use of motor cars in order to take advantage of these facilities.
- It would extend a ribbon of development into an attractive rural landscape to the detriment of the character and visual amenities of the area.
- The site occupies a prominent location when viewed from the adjoining highway and buildings erected thereon would dominate the skyline and cause serious injury to the visual amenities of the area.
- The residential allocation of the site should be re-considered and the development boundary re-drawn to exclude the site.

Policy TAI 12: Sub-division of Existing Properties into Self-contained Flats and Houses in Multiple Occupation:

The City Council welcomes the curbs and safeguards included in the JLDP regarding this type of accommodation in Bangor and also welcomes the limit imposed on the density of such accommodation in the various Wards as set out in the document. However, it is of the opinion that the definition of this type of accommodation need to be made clear and unambiguous in the Plan. The Topic Paper 16 "Student Accommodation" is welcomed as is the commitment to update the data in the Topic Paper on an annual basis.

Policy TAI 16: Purpose Built Student Accommodation:

The Council welcomes the criteria set out in this policy relating to the siting of such developments and also welcomes the inclusion of the Preferred Search Zone on the Proposals Map.

Economy and Regeneration

Living Above the Shop Proposals

The Council is of the opinion that the JLDP should include policies to encourage “Living Above the Shop” in Bangor’s High Street. This would:

- Provide much-needed residential accommodation in a sustainable location.
- Give vacant upper floors of High Street shop buildings an economic use which would result in an incentive for landlords to invest in these buildings.
- Bring security and vitality back into the town centre.
- Help to regenerate the High Street.



Policy MAN7: Hot Food Takeaway Uses

The Council is of the opinion that:

- A10% limit should be imposed on the provision of hot food takeaways in the two areas where the saturation point has already been reached - the bottom of Bangor High Street below the Dean Street junction and Holyhead Road in Upper Bangor.
- Hot food takeaways should not be permitted in the designated prime retail area in the town centre as they create litter, refuse and anti-social behaviour problems which would detrimentally affect the character of the centre.

Strategic Policy PS12: Town Centre and Retail Developments

Policies to safeguard the vitality and viability of Bangor as a Sub-regional Retail Centre are welcomed as are the policies to protect Bangor by restricting the expansion of out of town and out of centre retailing and leisure developments. However the Council is of the opinion that areas of potential redevelopment should be identified within or close to the town centre so that a retailing or leisure opportunity for this area is not missed. Several sites appear ripe for re-development:

- The buildings on the south eastern side of the High Street from Plas Llwyd down to the Dean Street junction, including the Plas Llwyd car park at the rear.
- The buildings on the north western side of the High Street including the Rose and Crown and the White Lion.
- The University buildings and car park off James Street at the back of Dean Street, including the former Octagon building.

Employment Sites/Buildings for Small Starter/Incubator Units and Small Businesses.

The City Council is of the opinion that existing sites in Bangor accommodating such enterprises should be protected from redevelopment. Examples would be the small units at the rear of the upper part of the High Street and Station Road and the site between Sackville Road and Mentec.

More sites should be allocated for such uses in the JLDP so that small business start-ups would be encouraged in the interest of nurturing enterprise in the local economy.

Open Spaces.

The open spaces and parkland area of Pen y Bryn Park and the site of Penrhyn Arms on the south eastern end of Beach Road have been omitted from the Proposals Map.

I trust that you will take note of the above comments and amend the JLDP as suggested.

Yn gywir

Gwyn Hughes
Town Clerk