

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

HORIZON

NUCLEAR POWER

Joint Local Development Plan Anglesey & Gwynedd (2011-2026) Deposit Plan (2015)

Horizon Nuclear Power – Table of Representations

DCRM Ref Number: HNP-S5-PAC-REP-00036

	JLDP Policy	Para ref	Consultation responses	Specific amendments sought
			the Wylfa Newydd specific policies proposed above which would be the relevant policies against which to make consultation responses to the DCO application and to determine associated development applications. For this reason Horizon is not proposing specific exclusion to its associated development from this policy.	
39.	Chapter 7 Managing growth and Development – Supply and Quality of Housing	Policy TAI2	Rather than seek for specific amendments to this policy, Horizon proposes to rely on the Wylfa Newydd specific policies proposed above which would be the relevant policies against which to make consultation responses to the DCO application and to determine associated development applications. For this reason Horizon is not proposing specific exclusion to its associated development from this policy.	
40.	Chapter 7 Managing growth and Development – Supply and Quality of	Policy TAI3	On the basis of the Wylfa Newydd specific policies proposed above, references in this policy to "transient construction workers" should be deleted; the policies in this respect should be replaced by the Wylfa	

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **80**

Enw / Name: **Cyngor Cymuned Y Felinheli (Cyng Sian Gwenllian) [26**

Rhan: **POLISI TAI2**

Section: **POLICY TAI2**

Math / Type: **Cefnogi / Support**

Crynodeb o'r Sylw:

Cytuno

Representation Summary:

Agree

Sylw Llawn / Full Representation:

Cytuno

Newid(iadau) i'r Cynllun

Change(s) to the Plan

Profion Cadernid / Soundness Tests: None

RHIF SYLW/REP. NO : 523

RHIF PERSON/ PERSON ID: 2988

	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p>For office use only:</p> <p>Representor No.</p> <p>Date received:</p> <p>Date acknowledged:</p>
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**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026
Representation Form**

Data Protection

How your representation and the information that you give us will be used. All information submitted will be seen in full by the Joint Planning Policy Unit staff dealing with the Joint Local Development Plan (Joint LDP). Your name and comments as set out in your representation form will be published together with the Councils' response. This helps to show that the consultation was carried out properly. Please note that this form may also be made available to any Public Examination on the Joint LDP.

We would prefer that you submit your representations directly online. Alternatively, an electronic version of this form can be completed online at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp Separate forms should be completed for each comment that you wish to make.

Additional representation forms can be obtained from the Joint Planning Policy Unit on 01286 685003 or may be downloaded from the Council's web site at: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp or you may photocopy this form. When making comments please use additional sheets as required clearly numbering each consecutive sheet.

PART 1: Contact details

	Your details/ Your client's details	Agent's details (if relevant)
Name	BANGOR CIVIC SOCIETY	
Address	[REDACTED]	
Postcode	[REDACTED]	
Telephone Number	[REDACTED]	
Email address	[REDACTED]	

PART 2: Your Comments and Suggested Changes. (Please use one Part 2 section for each comment that you wish to make)

2a. Which part of the Deposit Plan are you commenting on?	
Policy number (please specify)	- AS BELOW
Paragraph number (please specify)	- AS BELOW
Proposals/ Inset Map (please specify ref no.)	
Constraints Map	
Appendices (please specify)	

2b. Are you objecting or supporting the Deposit Plan?			
Objecting	<input checked="" type="checkbox"/> PARTLY	Supporting	<input checked="" type="checkbox"/> MOSTLY!

<p>2c. Please provide details of your representation on the Deposit Plan.</p> <p>WE WISH IN PARTICULAR TO <u>SUPPORT</u>:</p> <ul style="list-style-type: none"> - PS1: WELSH LANGUAGE + CULTURE - ISA1: INFRASTRUCTURE PROVISION - PS4: SUSTAINABLE TRANSPORT - PS6: CLIMATE CHANGE - ARNA1: COASTAL CHANGE MANAGEMENT - PS11: VISITOR ECONOMY - PS12: RETAIL (NOTING SUB-REGIONAL IMPORTANCE OF BANGOR) - MAN7: HOT FOOD TAKEAWAYS (NOTING CLUSTERS + NUISANCE) - TA12: HMOS. WE WELCOME FIRST ATTEMPT TO PUT A CAP ON NON-SHARED ACCOMMODATION + USE A 'PREFERRED SEARCH ZONE' - PS16: NATURAL ENVIRONMENT - PS17: HERITAGE ASSETS (NOTING VERY POSITIVE SUPPORT FOR SLATE INDUSTRY WORLD HERITAGE SITE BID) <p><u>END</u></p> <p style="text-align: right;">Please use additional sheet if necessary. Please state how many additional sheets have been used.....</p>

2ch. If your response to 2c above exceeds 100 words, please provide a summary (no more than 100 words).

2d. Please detail the changes you wish to see made to the Deposit Plan.

ISA 4: OPEN SPACE. TO PROPOSALS MAP ADD 'PEN-Y-BRYN GARDENS' & 'PENRYN ARMS OPEN SPACE'

TRAI: TRANSPORT NETWORKS 4) 'TRANSPORT SCHEMES'
- THERE IS A COMPLETE ABSENCE OF ANY RAIL PROPOSALS

7.1.37; TERN E22 - CLARIFICATION IS NEEDED OF WHETHER BRITANNIA BRIDGE & PARTS OF NORTH WALES ARE STILL ON E22.

TRA4: TRANSPORT IMPACTS. DELETE 'WHERE NECESSARY'. SAFE PROVISION SHOULD ALWAYS BE PROVIDED FOR GROUPS LISTED.

PS9: WYLEA NEWYDD. A 'PLAN B' IS NEEDED, IN CASE THIS PROJECT - WHICH IS YEARS AWAY FROM FINAL APPROVAL - DOES NOT GO AHEAD

2dd. Is the Deposit Plan sound?

Yes No

2e. If you think that the Deposit Plan is unsound which test of soundness do you think that it fails? (Please tick below). More details are provided at the back of this form.

Procedural				Consistency				Coherence & Effectiveness											
P1	<input type="checkbox"/>	P2	<input type="checkbox"/>	C1	<input type="checkbox"/>	C2	<input type="checkbox"/>	C3	<input type="checkbox"/>	C4	<input type="checkbox"/>	CE 1	<input type="checkbox"/>	CE 2	<input type="checkbox"/>	CE 3	<input type="checkbox"/>	CE 4	<input type="checkbox"/>
												1		2		3		4	

P.T.O.

Part 3: What Happens Next?

At this stage of the Joint LDP process, you can only make comments in writing (these are called 'written representations'). However, the Inspector may call on those who want to change the Plan to appear and speak to the Inspector at a 'hearing session' during the Public Examination. You should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

3a. Do you want your comments to be considered by 'written representations' or do you want to speak at a hearing session of the Public Examination? (Please tick one of the following)

I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.



I want to speak at a hearing session.



3b. If you wish to speak, please confirm which part of your representation you wish to speak to the Inspector about and why you consider it to be necessary to speak at the Hearing.

3c. Would you like to be informed about the following (Please tick the relevant boxes)

Submission of documents and evidence to the examination



Publish Inspector's report



Plan's adoption



If additional documents have been provided to support your representations, please list below:

Signed:



Dated: 31 MARCH 2015

THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

Please do not forget to enclose any relevant documentation (e.g. a Sustainability Appraisal) with this form.

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* TAIN. HMDS

- WHAT IS THE POSITION IF
EXISTING NON-SHARED ACCOMMODATION
ALREADY EXCEEDS THE SUGGESTED LIMITS?

A SPECIAL FOCUS



WE BELIEVE THE PLAN NEEDS TO HIGHLIGHT
CERTAIN KEY TOPICS:

- AGEING POPULATION: THIS IS MULTI-FACETTED,
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HIGHER PROPORTION OF DISABLED PEOPLE THAN
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IN 2010 THE WELSH GOVERNMENT STATED THAT
DISABILITY LEVELS (UNDER THE DDA) WERE
ONE-FIFTH OF THE WORKING AGE POPULATION
- POVERTY ALLEVIATION: ANOTHER AREA WHERE
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END

RHIF SYLW/REP. NO: 526

RHIF PERSON/PERSON ID: 2988

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END

Please use additional sheet if necessary.
Please state how many additional sheets have been used.....

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[Empty space for response to 2ch]

2d. Please detail the changes you wish to see made to the Deposit Plan.

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Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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P1	<input type="checkbox"/>	P2	<input type="checkbox"/>	C1	<input type="checkbox"/>	C2	<input type="checkbox"/>	C3	<input type="checkbox"/>	C4	<input type="checkbox"/>	CE 1	<input type="checkbox"/>	CE 2	<input type="checkbox"/>	CE 3	<input type="checkbox"/>	CE 4	<input type="checkbox"/>
												1		2		3		4	

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- POVERTY ALLEVIATION: ANOTHER AREA WHERE WALES IS UNDER-PERFORMING, & WHICH SHOULD BE CENTRAL TO THE PLAN'S PURPOSE

END

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Policy number (please specify)	TAI2
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	
Constraints Map	
Appendices (please specify)	

2b. Are you objecting or supporting the Deposit Plan?

Objecting	<input checked="" type="checkbox"/>	Supporting	<input type="checkbox"/>
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2c. Please provide details of your representation on the Deposit Plan.

Policy TAI2 - I understand that this policy was drawn up primarily to address student accommodation modifications in the Bangor area, but its generality make it relevant to Borth-y-Gest also.

Conversion of property that is suitable for families that is converted in this way removes essential homes for younger local residents from the available pool. A significant number of properties in Borth-y-Gest have been converted into self-contained flats for holiday lettings and hence have seriously reduced the amount of family accommodation available in the local community.

*Please use additional sheet if necessary.
Please state how many additional sheets have been used.....*

2ch. If your response to 2c above exceeds 100 words, please provide a summary (no more than 100 words).

2d. Please detail the changes you wish to see made to the Deposit Plan.

The word ‘terraced’ in qualification 1 should be removed.

That a new condition be inserted after A 5 that “the property is not listed as being within a relevant settlement in TAI5” should Borth-y-Gest be added to the list of communities specifically mentioned in TAI 5. Or the new condition should state that “the property is not within a coastal village”, should Borth-y-Gest be considered as in that category.

2dd. Is the Deposit Plan sound?

Yes No

2e. If you think that the Deposit Plan is unsound which test of soundness do you think that it fails? (Please tick below). More details are provided at the back of this form.

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												1		2	✓	3		4	

I Sylw	Uned Polisi Cynllunio ar y Cyd
Testun	Ymateb i'r Ymgynghoriad ar y Cynllun Datblygu Lleol
Gan	Partneriaeth Tai Gwynedd

Sefydlwyd Partneriaeth Tai Gwynedd er mwyn sicrhau perchnogaeth gyda rhan ddeiliad ar faterion strategol tai yn y Sir. Ceir cynrychiolaeth o draws-doriad o asiantaeth a mudiadau sy'n ymwneud â thai o fewn y Sir. Bu i'r sylwadau hyn gael eu cylchredeg gyda'r aelodau cyn ei gyflwyno i'r ymgynghoriad ar Gynllun Datblygu Lleol.

Mae'r Bartneriaeth yn nodi'r isod:

Ceir cyfeiriadau priodol at Strategaeth Tai a Strategaeth Letya Pobl Hyn (drafft) o fewn y dogfennau sy'n rhoi sicrwydd bod amcanion yn cael eu cyd-blethu er mwyn cynllunio yn briodol ar gyfer anghenion tai yn y Sir.

Polisi 1: Cymysgedd briodol o dai

Mae darpariaeth addas o dai yn bwysig er mwyn hyrwyddo cymunedau cynaliadwy ac mae newidiadau mewn hawliau lles yn golygu bod pobl yn gorfod symud i eiddo llai. Ceir hefyd poblogaeth sy'n heneiddio ar angen i gael tai sydd yn hawdd i'w haddasu ac i bobl allu byw o fewn eu cartrefi gyn hired ag sydd bosib. Mae gan Bartneriaeth Tai Gwynedd rôl ganolog er mwyn sicrhau bod y polisi hwn yn cyfrannu at y math cywir o ddarpariaeth yn y Sir.

Polisi Manwl TAI 2: ISRANNU EIDDO PRESENNOL I FFLATIAU HUNANGYNHALIOL A THAI AMLFEDDIANNAETH

Mae maint cyfartalog aelwydydd yn lleihau sy'n golygu newid mewn cyfansoddiad aelwydydd gyda nifer uwch o aelwydydd un person ynghyd â newidiadau mewn polisi lles yn golygu bod mwy o bobl yn chwilio am unedau llai.

Mae gwybodaeth o ran nifer o bobl sydd yn chwilio am eiddo 1 llofft sydd wedi eu hadnabod i fod yn ddigartref gan y Cyngor yn dangos hyn yn glir. **Ystadegau i'w darparu**

Gall y Polisi hwn fod o gymorth er mwyn sicrhau bod darpariaeth briodol o eiddo 1 ystafell wely ar gael.

Polisi Manwl Tai 4: CARTREFI GOFAL PRESWYL, TAI GOFAL YCHWANEGOL NEU LETY GOFAL ARBENIGOL AR GYFER YR HENOED

Mae'r boblogaeth yn heneiddio ac felly mae angen darpariaeth o dai addas megis byngalos, fflatiau neu unedau gellir eu trosi yn hawdd. Mae dau gynllun tai gofal ychwanegol wedi eu datblygu yn y Sir gyda thrydydd cynllun i ddechrau ym mis Medi. Er bod y model hwn yn diwallu ychydig o'r angen mae angen cyflenwad cyson sy'n addas neu gellir ei addasu ar gyfer poblogaeth sy'n heneiddio.

Mae'r Strategaeth Letya Pobl Hyn (Drafft) wedi ei lunio gyda gwaith dadansoddol wedi ei gynnal i adnabod ardaloedd sydd gyda dwysder uwch o bobl hyn a all olygu mwy o ddibyniaeth ar wasanaethau gofal yn y dyfodol. Bydd hyn yn rhoi cyfle i gydweithio gyda'r Tîm Polisi Cynllunio i adnabod datrysiadau posib am ddarpariaeth gwasanaethau ar gyfer pobl hyn.

POLISI MANWL TAI5: TAI MARCHNAD LLEOL

Mae'r Papur Testun 17: Tai Marchnad Lleol yn cynnwys gwybodaeth sydd yn nodi'r angen i gael Polisi Tai Marchnad Lleol oherwydd y ffactorau isod:

'7.12 Ariannu tai fforddiadwy

Yn nodi lleihad mewn grant tai cymdeithasol (GTC) sy'n dangos yr angen i ddatblygu dulliau eraill o ddatblygu tai sydd tu allan i'r gyfundrefn arferol o ariannu tai.

Mae 7.13.2 sylwadau gan yr Hwylusydd Tai Gwledig (HTG) yn dangos yn glir yr angen i gael lefel o sybsidi, yn bennaf GTC, ac fel sydd wedi nodi eisoes nid yw dibynnu ar y dull hwn o gyllido tai fforddiadwy yn gynaliadwy gan ystyried bod lefel y grant yn lleihau.'

Sefydlwyd Tai Teg gyda'r bwriad o gasglu gwybodaeth am anghenion tai yn y ddwy Sir. Ei brif nod yw rhoi dull syml i bobl allu cofrestru eu diddordeb i brynu, rhan berchnogi neu rentu ar lefel ganolraddol. Mae'r rhestr yn cynorthwyo'r Uned Strategol Tai i adnabod angen o fewn ardaloedd ac yn cynorthwyo wrth roi sylwadau ar geisiadau cynllunio . **Ystadegau i'w darparu**

Mae'r Uned yn croesawu'r papur sydd yn delio yn benodol gyda rhoi cymorth i bobl allu byw yn eu hardaloedd a chyfrannu i'w cymunedau. Mae'r papur yn adnabod yr her sydd i 'ddiwallu anghenion penodol lleol am dai ar y farchnad agored'. Cyfeirir at fodel canolraddol yn y papur a byddai'r Uned yn croesawu'r opsiwn hwn. Rydym yn ymwybodol bod nifer o bobl yn methu fforddio t? i'w brynu a ddim yn disgyn i'r categori o fod mewn angen ar gyfer tai cymdeithasol. **Ystadegau i'w darparu**

Mae tabl 8.1 yn nodi nifer o unedau sydd wedi eu datblygu yn ystod y blynyddoedd diwethaf. Mae gwybodaeth o Tai Teg a Chofrestr Tai Cyffredin Gwynedd yn dangos yn glir bod angen am dai yn bodoli.

POLISI MANWL TAI9: TROTHWY TAI FFORDDIADWY A'U DOSBARTHIAD

Mae Partneriaid Tai yn barod i hybu datblygiadau addas o fewn ardaloedd sydd ac angen ac mae Papur Tesun Tai a Phoblogaeth, tabl 8.2, yn nodi yn glir bod 'caniatadau cynllunio am dai a roddwyd i gyfrff cyhoeddus/Cymdeithasau Tai yn ffurfio cyfran isel o'r unedau preswyl a ystyriwyd yn arolwg argaeledd tir ar gyfer tai Gwynedd (Ebrill 2013).' Sydd yn dangos effaith isel sydd i waith cyfredol Cymdeithasau Tai mewn cymhariaeth â'r sector breifat.

Mae'r Polisi Tai 19 yn nodi'r angen i gael 'taliad pro-rata yn hytrach na dim darpariaeth fforddiadwy o gwbl ar y safle' i'w groesawu gan fod hyn yn sicrhau cymorth i gael cyflenwad o dai fforddiadwy ac fe all fod o gymorth i Bartneriaid Tai er mwyn sicrhau bod cynllun yn hyfyw.

TAI10: SAFLEOEDD EITHRIO

Mae'r Partneriaid yn croesawu y Polisi hwn fydd o gymorth i sicrhau bod model addas yn cael ei ddatblygu o fewn ardaloedd, mwy na thebyg ardaloedd gwledig. Gallwn ddarparu gwybodaeth sydd yn dangos bod rhai cynlluniau yn anoddach i'w gwireddu heb y sicrwydd bod unedau ar gael i sybsideiddio'r cynllun.

Mae'r tabl 7.13 ym Mhapur Tesun Tai a Phoblogaeth ar Safleoedd eithrio gwledig yn dangos faint o ddatblygiadau ar safle eithriedig sydd wedi bod gyda chymariaethau clir i'w gweld yn y niferoedd. Mae cyswllt cryf yma gyda Pholisi Tai Marchnad Lleol yn ddull o sicrhau bod datblygiadau yn digwydd o fewn ardaloedd lle mae angen clir am dai fforddiadwy gydag elfen o werthu ar y farchnad agored er mwyn sicrhau bod cynlluniau yn hyfyw.

POLISI MANWL TAI11: GWARCHOD SAFLEOEDD SIPSIWN A THEITHWYR

Mae'n ofynnol bod Awdurdodau Lleol yn cynnal arolwg o anghenion Sipsiwn a Theithwyr erbyn Chwefror 2015 a bydd hwn yn ddilyniant i'r gwaith a wnaed yn 2011. Bydd hwn yn rhoi gwybodaeth gyfredol i ni o'r angen a byddwn yn edrych i gomisiynu'r gwaith yn rhanbarthol. Bydd Partneriaid Tai yn cefnogi'r gwaith hwn.