

## CYNGOR CYMUNED Y FELINHELI

Minutes of the meeting 22 <sup>nd</sup> October 2014 held at the Memorial Hall Y Felinheli at 7 p.m.		
<b>PRESENT</b>		
Ken Brown (KB)	Daniel Williams (DW)	
Lena Ashley (LA)	Louise Hughes (LH)	
Iestyn Harris (IH)		
<b>1.0</b>	<b>WELCOME AND OPENING REMARKS</b>	
	<p>The Chairman welcomed the members to the special meeting of the Councils. He also welcomed Mr Billy Hughes to the meeting.</p> <p><b>Apologies:</b> Gwyneth Williams, Siân Gwenllïan, Sarah Riley, Mair Bebb Jones, George Smith</p>	
<b>2.0</b>	<b>DECLARATION OF INTEREST</b>	
	None	
<b>3.0</b>	<p>Demolish part and convert public house to create 4 living units together with 8 new dwellings to create 12 living units ( 4 to be affordable), create parking areas, vehicular access and pedestrian access – Halfway House Y Felinheli LL56 4JQ – a discussion was held following Mr Hughes’s presentation. See Appendix b for the questions asked of Mr Hughes and his response.</p> <p>It was decided to forward the following observations.</p> <ol style="list-style-type: none"> <li>1. The Community Council is concerned with the lost of businesses in the community and as a knock on affects the loss of employment.</li> <li>2. Another concern is by developing four bedroom houses there is a potential for the owners to rent them out as hoses of multiple occupancy and what that means to the parking situation.</li> <li>3. Although the Highway Department has not objected the Council are concerned with the parking problems and free flow of traffig in the area of the development. Over development this part of the village.</li> <li>4. The design of the houses would have been better if they had complemented the Public House design that it the stone work.</li> <li>5. It is hoped that the Council place a condition on the development that landscaping will be done on the sides of the road.</li> </ol>	
4.1	Cais cynllunio Rhyd y Fenai – <b>DIM GWRTHWYNEBIAD.</b>	<b>CLERC</b>
<b>Daeth y cyfarfod i ben oddeutu 9 yn yr hwyr.</b>		
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**Atodiad B**

- 1) What evidence is there that there is a LOCAL demand for the top-end market housing (8 dwellings selling at £200- £260,000)  
**Response:** First of all can I please place on record that I have had little time to prepare. Evidence provided by Dafydd Hardy (report dated 13<sup>th</sup> October 2014) in that in the last few months properties in this price category have been sold in Y Felinheli. Copies of this report can be provided on request.
- 2) Do you agree that this is contrary to the Housing Needs Survey of 2005 which showed 85% of those who wanted to buy a home preferred 2 or 3 bedroom houses?  
**Response:** The architect has responded to Gwynedd Planning throughout following the refusal of the first planning application.
- 3) Would you be willing to consider a smaller terrace of 2/3 bedroom houses which is more suitable to LOCAL need and which would do away with the need for 3 storey houses?  
**Response:** Again the architect has worked with the Planning Department hence the plans, the
- 4) Do you agree that the three 3 storey 4 bedroom houses are not needed locally and will also not be suitable from a design point of view as they will be too tall and over-bearing?  
**Response:** The planning Department suggested a street scene design that would be complementary to the current street.
- 5) Would you be willing to consider the results of the Community Council's new Housing Needs Survey (2014) showing main demand for housing is bungalows for the elderly/disabled + small affordable homes + social rent housing?  
**Response:** I have no knowledge of the new survey.
- 6) Is car parking for 1.5 cars sufficient (although within guidelines) and will this inevitably mean some cars parking on the pavement on the road outside?  
**Response:** Planning gave the approximate spaces for each house, Highways had no objections.

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**CHANGE OF USE**

- 1) Do you agree that whilst the Half Way may not be viable in future as a Public House that there could be viable alternative commercial uses for the building? (e.g. mixed use of Bed and Breakfast/Boutique Hotel on second floor with ground floor lobby and dining area for residents + ground floor retail / business units for rent to local business people e.g. microbrewery supplying local pubs with real ale/fishmonger/clothes/ opticians/etc.  
**Response:** Discussed various options at an informal meeting with Councillor Sian Gwenllian and other members of the Community Council at the beginning of the year. I was agreeable to a community Pub but to date nobody had been in touch with concrete plans. I have contacted supermarkets such as Tesco and Spar and they have responded by saying the Felinheli is too close to Bangor and Caernarfon for investing in purchasing a new store. Small shops within the village have closed over the years as they cannot compete with the larger supermarkets which are very close to the Felinheli.
- 2) Do you agree that we need more not less local SERVICES and EMPLOYMENT?  
**Response:** Agree.
- 3) Do you agree that there would be more commercial/community interest in the Half Way if part of the present Car Park was included in the sale? This would attract customers en route between Bangor and Caernarfon and tourists.  
**Response:** The car park is for sale with the pub. There are many variations that can be considered.

- 4) Do you agree that success could breed success and that retaining the Half Way for commercial use ( but not a Pub) would attract more people in to the village thus helping other Felinheli businesses rather than being in direct competition with them. Menai Bridge springs to mind.  
**Response:** Menai Bridge is a destination, whereas y Felinheli is a bypassed village. I believe that Dylans of Menai Bridge is opening a Restaurant in Criccieth as the town is more viable for investment.
- 5) Do you agree that as the Half Way has only been for sale since June 2014 that there has been insufficient time for prospective buyers to come forward?  
**Response:** I though it had been since March.
- 6) Would you be willing to withdraw your application until the full 12 months is up in order to allow time for full marketing?  
**Response:** According to Planning if the Halfway had been the only Pub in the Village then yes the premises would have had to be on the market as a commercial premises for 12 months, as the village is served by other pubs then this is not the case. Policy is D28 Safeguarding village shops and public houses.
- 7) Would you be willing to give more time for a community group to develop a business plan (along the lines mentioned above in 1) and to secure funding to buy the Half Way which would be run as a community social enterprise which would NOT include a pub?  
**Response:** No correspondence for eight months following first meeting I was open to suggestions – I have taken this personally.
- 8) Would you be willing to sell the Half Way and part of the car park ( between 1/3 and 1/2) to enable a more viable commercial/community enterprise proposition to come forward, leaving half the car park for the detached house and a terrace of say 4 or 5 units of 2 / 3 bed-room houses more in keeping with local need?  
**Response:** I have provided plans in accordance with Planning, they wanted the height, suggested that I provided plans as those developed in Nefyn.  
I would like to bring to your attention that the remarks/observations of Councillor Sian Gwenllian have been removed from the track and trace.