

To Planning Department, Cyngor Gwynedd  
Planning application RefC13/0995/11/LL

On behalf of Bangor Civic Society I wish to **OBJECT** to this application.

Our Society exists to protect and promote the built and natural environment of Bangor and its surroundings. As such we are concerned by any proposal which damages or destroys historic buildings in the city. This application to demolish completely fails to mention that this is an historic site and building.

The Royal Commission on Ancient and Historic Monuments noted in 1960 that the current building at 137 High Street was built around 1700. There are records of it being lived in before then by Richard Boulton, mercer and coin issuer. It was then known as Vaynol House. The site was an important one in late medieval Bangor, with adjoining orchards and gardens at the back. More work needs to be done to establish the full significance of this property.

Para 3.1.6 in the Introduction to the Council's UDP states that "The townscape and a variety of historic features contribute to the visual character of an area and serve to create a sense of place. It is important that the built heritage is appreciated and that every effort is made to conserve it". We look to the Council to uphold this policy.

#### OTHER GROUNDS FOR OBJECTION

- DESIGN. Policy B22. The design applied for bears little resemblance to this part of Bangor High Street, and has no linkage with its adjoining terrace

- POLICY CH14 says that proposals to turn buildings into flats must "not result in the over-provision of this type of accommodation..where the accumulative effect has a negative impact on the social character of the street or area"

- NEED. There is no need for any more student flats. The city has many current To Let signs for students, 200 units are being built at Dean Street, 600 are proposed for St Marys College, and there are empty spaces in the University Halls of Residence. Moreover, figures prepared by the Council's Planning Policy Unit in December 2013 show a decline in overall student numbers, from 2011/12 to 2015/16 of 649 persons.

Taking all the above into account, we ask that this application be REFUSED.

Yours sincerely,  
Don Mathew  
for BANGOR CIVIC SOCIETY