

**MINUTES OF A MEETING OF THE BAY OF COLWYN TOWN COUNCIL, HELD IN THE COUNCIL CHAMBER, TOWN HALL, RHIW ROAD, COLWYN BAY, AT 6.30 P.M. ON MONDAY 1<sup>ST</sup> SEPTEMBER 2014**

**PRESENT:** The Mayor, Cllr Mrs V Smith, JP  
Cllrs: W Bagnall; J Davies; Mrs L Edwards; D Griffiths;  
Mrs L Griffiths; C Hughes; Mrs M Jones; A Khan; A Pearson;  
C Perry; Mrs V Perry; D Porter; J Reaney (see Min. 148/14(a));  
Dr S Roy; S Taylor; G Ward; D Wood MBE; S Williams (see Min. 148/14(a))

**OFFICER:** Mrs C Earley, Town Clerk

**IN ATTENDANCE:** Mr B Evans and Mr A Kirkham, Conwy County Borough Council  
Members of public and press.

**141/14 Apologies for Absence:**

Apologies for absence were received from Cllrs: F Foreman; H Meredith; J Pearson. It was noted that Cllr Foreman had requested a leave of absence for 3 months (from 30/7) for personal reasons.

**142/14 Announcements by the Mayor:**

The Mayor gave brief announcements about: a change of date for Civic Sunday (to 21<sup>st</sup> September); a public meeting being convened by OC(E)RA about a potential tidal lagoon in Colwyn Bay, to be held at St Paul's on Monday 22/9 at 7.30pm; a reminder of the need for members to complete a form to declare receipt of tickets and hospitality for the recent Access all Eirias events.

**143/14 Declarations of Interest:**

Members were reminded that they must declare the existence and nature of any personal and/or prejudicial interests. The following interests were declared:  
Cllr C Wood – agenda item 6 (Co-option in Glyn Ward) – personal interest due to one of candidates being a member of the same political party.

**144/14 Minutes:**

- a. *Resolved to receive, approve and sign as a correct record the minutes of the last meeting of the Council, held on 14<sup>th</sup> July 2014.*
- b. *Resolved to receive a copy of the minutes of the following meetings:*
  - (i) *The General Purpose & Planning Committee, held on 22<sup>nd</sup> July 2014.*
  - (ii) *The Policy & Finance Committee, held on 6<sup>th</sup> August 2014 (Draft)*
  - (iii) *The General Purposes & Planning Committee, held on 12<sup>th</sup> August 2014 (Draft)*

**145/14 Matters Arising from Those Minutes:**

- a. **Min 87/14(a) – Review of Masterplan:**

The Clerk submitted notes from a recent informal meeting with Rob Dix.

*Resolved to receive the notes from the informal meeting.*

**b. *Resolved to endorse the recommendations of the Committees, as detailed in the following Minutes:***

**i. *Min. 116/14(a) – Devolution, Democracy and Delivery White Paper:***

It was noted that the Mayor and Chairs of the two Standing Committees met earlier today to consider and approve a draft response to the consultation document. This will be reported to the Policy & Finance Committee on 24<sup>th</sup> September before submission to the Welsh Government by 1<sup>st</sup> October.

**ii. *Min 121/14(b)(iii) – Welfare Reforms:***

*Resolved to invite Eryl Rowlands to visit the Council to give a further update on the current reforms.*

**iii. *Min. 122/14(c) – Social Media Policy & Guidance:***

*Resolved to adopt the Policy (for staff) and Guidance for Members.*

**iv. *Min. 123/14 – Sponsorship for RGC 1404 Rugby Team:***

*Resolved to approve sponsorship of the Colwyn Bay based team via a perimeter board at a cost of £400 for one year.*

**v. *Min.125/14 – Room Hire Charges:***

*Resolved to approve the new charges, to apply from January 2015.*

**vi. *Min. 127/14(b) – Local Members' Ward Allowance:***

*Resolved to approve the Project Proposal for the purchase of a new water boiler for Friends of Theatr Colwyn.*

**c. *Resolved to note the resolutions of the Committees, as detailed in the Minutes.***

**146/14 Casual Vacancy in Glyn Ward:**

The Clerk submitted details of the six applications received for the vacancy in Glyn Ward. A secret ballot took place, in accordance with the Council's Standing Orders on appointments.

Following the first round of voting, there was no overall majority. The third placed candidate was therefore discounted (the other three candidates having received no votes) and those four votes re-allocated to the next choice of candidate. This resulted in an overall majority (by 10 votes to 9) in favour of Paul Richards.

*Resolved to co-opt Paul Richards to fill the current vacancy in Glyn Ward.*

**147/14 Annual Return:**

The Clerk submitted a letter from UHY Hacker Young confirming their intention to issue an unqualified audit and requesting that the Council now approves and signs the Annual Return.

*Resolved to approve the Annual Return for 2013/14 and authorise the Mayor to sign section 3.*

**148/14 CONFIDENTIAL BUSINESS:**

*Resolved to exclude the public and press in accordance with S(3) of the Public Bodies (Admission to Meetings) Act 1960 for consideration of the following matters, considered to be of a confidential nature:*

**149/14 CONFIDENTIAL BUSINESS:**

*Resolved to exclude the public and press in accordance with S(3) of the Public Bodies (Admission to Meetings) Act 1960 for consideration of the following matters, considered to be of a confidential nature:*

**a. CCBC Office Accommodation Strategy:**

Members received a presentation from Bleddyn Evans, County Valuer & Asset Manager, and Andrew Kirkham, Strategic Director for Finance and Efficiencies, CCBC, which the Council had been advised could contain some confidential and/or commercially sensitive information.

Mr Evans delivered a presentation to Members which covered the following:

- A highly successful 'Developers Day', held in Parc Eirias on 16<sup>th</sup> July
- The recent submission of the OJEU procurement process to put requirements to the market place.
- The three phases of the project, as follows:
  1. The development opportunity for a partner to deliver up to 14,250m<sup>2</sup> of leased office space to the Authority on an existing owned site (which includes the DWP building and Lansdowne Road car park).
  2. The disposal of the Civic Centre, with a bias towards uses which will assist the Authority's regeneration and corporate priorities.
  3. The chosen developer will also have the opportunity to deliver further works under phase 3.
- The background to, and reasons for, the implementation of the Office Accommodation Strategy, which includes the end of the lease of the Dinerth Road offices (from the Welsh Government) and the potential cost of bringing the Civic Centre site up to required standards.- Car parking provision, which is expected to be both on and off-site.
- A desire to provide a base for people-centred services, all under one roof, in a convenient location so the local community can access such services. In addition, a desire to locate a significant building in the town centre to provide for

current and future employment opportunities.

- A site plan of the potential Civic Centre site, to include the current Grade II listed building, rear buildings and land to the rear but not including the football field.

- Added value from the project, which could include training schemes, apprenticeships and use of local labour.

- The anticipated timetable for development, with work on phase one expected to commence in 2016 with an anticipated 18 month build programme.

Questions/comments were then invited from members of the Council and these covered: concerns about similarities to PFI; lack of funding and expertise to complete a project of this scale 'in-house'; future of Dinerth Road site (housing); the need for adequate car parking provision; concerns about loss of parkland; job opportunities for local people; 'agile working' (including desk-sharing); use of former Market Hall site for temporary accommodation; significant increase in footfall to support town centre; potential for big efficiency savings to help prevent cuts to other services.

Mr Evans then assured members that he would return to a future meeting to give an update once they are ready to move to the next phase of the project.

It was proposed that the Town Council should support the Office Accommodation Strategy, as outlined by Mr Evans and Mr Kirkham.

***Resolved, by a majority of 10 votes to 5 (one abstention) to support the O.A.S.***

**b. Colwyn Victoria Pier:**

Members were asked to receive and consider the following reports/documents:

- i.* Notes from an initial meeting between representatives from CVPT and CCBC, convened by the Clerk on 29<sup>th</sup> July 2014.
- ii.* A brief verbal update from the Clerk on the outcome of the Court Hearing held on 6<sup>th</sup> August (now deferred until Oct/Nov).
- iii.* A brief verbal update on the deteriorating condition of the Pier, discovered following a recent visit by contractors appointed by CCBC to remove the former bandstand.
- iv.* A copy of e-mail correspondence between the Clerk and Steve Hunt and his Advisor, Gary Willetts, following the hearing in August.
- v.* A verbal report from the Clerk following a recent telephone conversation with Jess Steele of Jericho Road Solutions (JRS), who had been requested by CVPT to submit a proposal for acting as an advocate and advisor to a newly formed Steering Group, to comprise of representatives from CVPT and the Town Council.

The Clerk tabled a report detailing JRS's fees for taking on this work, up to and including the submission of a revised bid to the Heritage Lottery Fund. It is proposed this work is undertaken in four separate phases, with break options between each phase.

The Clerk also tabled a request for the Town Council to consider the appointment of two named representatives to the joint Steering Group, which would have delegated authority to progress the project to submission of the initial HLF bid, with regular reporting to the Town Council on progress.

- vi. Follow-up legal advice from the SLCC, confirming the need to seek advice from a suitably qualified firm of solicitors, initially on the power(s) of the Town Council to be involved as a partner in this project with CVPT and at a later date on the suggested future ownership/management arrangements, possibly by setting up a Joint Venture Company with limited liability.

***Resolved, by a majority of 12 in favour to 4 against, to:***

- 1. Seek initial legal advice on the Power(s) of the Council to be a partner in this project from a suitably qualified Firm of Solicitors, with delegated power to the Clerk, Mayor and Deputy Mayor to select the most appropriate Firm, up to a maximum cost of £700.***
- 2. Agree to authorise expenditure of up to £10,000 in the current financial year, from the previously approved budget of £30,000, towards the costs of the Steering Group in procuring professional advice and support, up to and including the submission of a first round HLF bid (with appropriate break points in the contract).***

***- Cllrs W Bagnall, C Perry, V Perry and C Wood requested that it be recorded in the Minutes that they voted against this proposal.***

***Further resolved to appoint Cllrs A Khan and D Porter to be the Town Council's appointed representatives on the Colwyn Victoria Pier Steering Group.***

**c. Rhiw Road Buildings**

The Clerk tabled a brief e-mail from David Ellis, CCBC, confirming that the required legal documents had now been prepared by the appointed solicitor and that a copy of these will be passed on to our solicitor shortly for review and comment.

It was also noted that an enquiry had been received about the arrangements for the cleaning contract for the remainder of the premises.

***Resolved to confirm that each occupier is to be responsible for their own cleaning arrangements.***

***- Cllr C Hughes declared a personal and non-prejudicial interest in this matter, as a Board Member of CVSC.***

The meeting closed at 8.45 p.m.

..... Chairman