

MINUTES OF A MEETING OF THE GENERAL PURPOSE AND PLANNING COMMITTEE OF THE BAY OF COLWYN TOWN COUNCIL, HELD AT 6.00PM ON TUESDAY 24TH NOVEMBER 2015, IN THE COMMITTEE ROOM, TOWN HALL, RHIW ROAD, COLWYN BAY

PRESENT: Cllr N Bastow (Chairman)
Cllrs: W Bagnall, Mrs G Baker; Mrs L Edwards, R Foreman, Mrs L Griffiths, J Pearson (Tree Warden), C Wood

OFFICER: Mrs C Earley, Town Clerk

IN ATTENDANCE: Mr Bleddyn Evans, Mr Andrew Kirkham, Cllr Dilwyn Roberts, Cllr Mike Priestley and Cllr Brian Cossey, Conwy County Borough Council

234/15 Welcome and Apologies for Absence:

In the absence of the Chairman and Vice-Chairman, Cllr Lindsay Griffiths was elected as Acting Chairman for the opening of the meeting. Cllr Griffiths welcomed Cllr Glenys Baker, newly elected Town Councillor, to her first meeting and also welcomed the guest speakers from Conwy County Borough Council.

Apologies for absence were received from Cllrs M Jones and C Perry.

235/15 Declarations of Interest:

Members were reminded that they must declare the existence and nature of any personal and/or prejudicial interests. None were declared.

236/15 Visitor:

The Chairman welcomed Mr Bleddyn Evans and Cllr Dilwyn Roberts, Conwy CBC, to address the Committee regarding the Office Accommodation Strategy (OAS).

- Cllr N Bastow (Chairman) arrived during the course of the presentation and took over the Chair from the Acting Chairman.

Mr Kirkham, Head of Finance, thanked Members for the invitation to attend the meeting to update the Town Council on the OAS. The Project team wished to update the Town Council on progress before releasing information to the public and press, although some information will still need to be withheld as it is commercially sensitive.

Bleddyn Evans gave a powerpoint presentation to Members updating them on progress since the last presentation to the Council in March 2015, at which the key benefits of the project had been presented. Members were reminded of these benefits, which include bringing one of the largest private-led investments into the town centre and provide a sustainable exit strategy for the Civic Centre site. The Council had appointed its preferred delivery partner, Muse, in September 2015. Muse was the 2014 Developer of the Year and will be responsible for delivering the new building on

time and within budget. CCBC will then lease the building for a 40 year period from M&G, the funding partner for the project. At the end of the 40 year period, the building will revert to CCBC's ownership.

As phase one of the project, the main building work will be sub-contracted to Bowmer & Kirkland and the project will deliver a BREEAM 'excellent' building (highly efficient) with flexible configuration for 450 desks to accommodate 750 staff in total (94,381 sq ft floor space). On the ground floor there will be a one-stop-shop and a multi-storey car park at the rear will provide 353 parking spaces, which is intended to open for public use at weekends. This will result in the loss of approximately 100 spaces during weekdays (from Lansdowne Road car park), with a net gain of 253 spaces at weekends. To help mitigate against this loss and the loss of weekend/evening parking at the Civic Centre for events etc, an additional surfaced car park will be provided at Parc Eirias (for up to 180/185 vehicles), between the skate park and the Rugby car park. The informal sport pitches will be relocated elsewhere in the park.

There are currently two options for phase two of the project, which will involve the release of the Civic Centre site (once the staff has transferred to the new building). This will depend on deliverability of the preferred option (a):

- a. To deliver a hotel at the Civic Centre in conjunction with Cartrefi Conwy using a social enterprise model. This has strong Welsh Government Ministerial support, but additional external funding will be required to make it feasible.
- b. If external funding cannot be identified, then an alternative option of delivering 31 apartments will be explored.

This will be alongside a development of 18-24 homes at the site of the current Social Services car park and annexe.

The land at Glan y Don and 'teletubby hill' is excluded from this and will be retained as part of Parc Eirias.

The current timetable is for the completion of phase one by May/June 2018 and completion of phase two by May/June 2019.

A question and answer session followed the presentation, with Members recognising the many positive aspects of the project but raising questions/concerns about: the choice of contractor / sub-contractor and whether treatment of the workforce was considered; an explanation of the lease back arrangement; weekday displacement of cars from Lansdowne Road car park; parking for contractors (former Market Hall site); loss of the Eisteddfod field; penalty clauses if the project runs over date / budget; potential impact on future use due to Local Government re-organisation; potential for park and ride from new office to Parc Eirias for major events; why it has been necessary to include housing on the annexe site (viability); timescale for Dinerth Road release/redevelopment.

It was noted that a video and images of the new building would be available for a future meeting.

The Chairman thanked the guests for attending and they retired from the meeting.

237/15 Minutes:

Resolved to approve and sign as a correct record the minutes of the last meeting, held on 27th October 2015.

238/15 Matters Arising from Previous Minutes:

a. Min 213/15 – Parking Review:

The Clerk submitted, for information, a copy of the response of the Working Group to the recent consultation.

Resolved to receive and note the response and thank the members of the Working Group.

b. Min. 214/15(b) – TAPE Projection:

It was noted that the projection will be onto the Peacocks building from the upper floor of The Station from 4pm on Friday 27th November.

239/15 Conwy CBC:

The Clerk submitted for consideration the following correspondence received from CCBC:

- a. Temporary Traffic Regulation** – Abergele Road, Station Road and Woodlands Road East and West on 2nd December 2015 (for Christmas event).
- b.** A letter from ERF offering one tonne of bagged rock salt from CCBC for each town and community council for distribution during the winter months.

A brief discussion took place about the offer and concern was expressed about storage, manual handling risks and other associated costs e.g. appointment of a contractor or training and supervision of volunteers for distribution. It was felt that this would be more suitable for some of the outlying rural villages which are not on regular gritting routes.

Resolved to reply that the Council does not wish to take up the offer this year. Further resolved to request a copy of the maps showing the existing gritting routes, for circulation to all members.

- c. Christmas Parking Concessions** – It was noted that CCBC will not be providing free parking after 3pm in any of its car parks this year and members were asked to consider whether to continue supporting free parking on Saturdays (budget £1,700). It was noted that no evidence had been provided either from previous Christmas surveys or from local Traders groups that the free parking offer has had any beneficial impact on trading/footfall.

Resolved to recommend that the Town Council follows the lead of CCBC and does not reimburse CCBC for offering any free Christmas parking this year.

d. Play Equipment Budget 2015/16

It was noted that an update has been requested on spending plans for play equipment for 2015/16, following information that the two officers working on the bid for new equipment for the Tan y Lan playground had both now left the Authority. This information is awaited.

It was further noted that Cllr Parry is looking for funding for a new DDA compliant roundabout for Rhos Park playground. Concern was expressed about whether new paving to the roundabout would also be needed (as in Queens Park, Llandudno), but members also recognised the need to consider the needs of children with different abilities.

Resolved to request that the Clerk makes enquiries about the proposed location of the new equipment and any additional hard surfacing requirements and reports back to a future meeting.

e. Waterfront Project

The Clerk submitted a brief written update from the Project Officer.

Resolved to receive and note the brief update.

f. Active Travel Wales Consultation

Resolved to request that members submit individual responses based on their knowledge of their own ward/area (using the online map/information available from the CCBC website).

240/15 A55 Trunk Road:

Resolved to defer receipt of any report from Cllr S Roy on recent meeting(s) about A55 roadworks until the next meeting.

241/15 Ramblers Path Guide:

The Clerk submitted, for information, a copy of the guide prepared by the Ramblers for town and community councils.

Resolved to receive and note the guide with interest.

242/15 One Voice Wales:

The Clerk submitted, for consideration, draft guidance on allotments and community growing projects and members were asked to consider the need for a representative to attend a workshop in Colwyn Bay on 2nd December. It was noted that the guidance extends to over 140 pages. As the Council is not aware of any un-met demand or requests or expressions of interest in new allotments or community gardens,

Resolved to receive and note the draft guidance.

243/15 North Wales Police & Crime Commissioner:

The Clerk submitted notice of a current consultation on policing priorities.

Resolved to receive and note the consultation.

244/15 Votes for Women:

It was noted that a copy of the publication is available to borrow from the Clerk (currently lent to Cllr Mrs Griffiths) and members were asked to consider a request for a 'blue plaque' on the former house of Mrs Mildred Spencer, identified as being in Rhos Road, Rhos on Sea.

Resolved to write to Mrs Lawson Reay to thank her for the copy of her book and to state the the Town Council would have no objections to the placing of a blue plaque on the former house of Mrs Mildred Spencer, but that the current owner's permission would first need to be obtained.

245/15 Other Correspondence:

It was noted that the following items of correspondence are available on request from the Clerk:

- a. Minutes of Conwy Access Group meeting, held on 16th June 2015.
- b. Minutes of OC(E)RA, held on 11.11.15

246/15 Planning:

- a. The Clerk submitted, for consideration, details of the planning applications recently received from CCBC.

Resolved to submit observations on these applications, as detailed in Schedule 'A' attached.

- b. *Resolved to receive a copy of the Planning Decisions issued by CCBC for the period 26/10/15 to 8/11/15.*

247/15 Licensing Applications:

The Clerk submitted, for information, notice of any licensing applications registered by CCBC for the period 19/10/15 to 6/11/15.

The Meeting Closed at 7.35 p.m.

..... Chairman