

**MINUTES OF A SPECIAL MEETING OF THE BAY OF COLWYN TOWN COUNCIL, HELD IN THE COUNCIL CHAMBER, TOWN HALL, RHIW ROAD, COLWYN BAY, ON THURSDAY 26<sup>TH</sup> MARCH 2015 AT 7.00 P.M.**

**PRESENT:** The Town Mayor, Cllr Mrs V Smith JP (Chairman)  
Cllrs: W Bagnall; N Bastow; Mrs L Edwards; D Griffiths;  
Mrs L Griffiths; Mrs M Jones; Mrs H Meredith; A Pearson; D Porter;  
J Reaney; P Richards; S Taylor; G Ward; S Williams

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

**IN ATTENDANCE:** Mr Bleddyn Evans, County Valuer & Asset Manager, CCBC  
Mr Andrew Kirkham, Strategic Director for Finance and Efficiencies,  
Cllrs Mike Priestley and Brian Cossey, CCBC

**425/14 Apologies for Absence:**

Apologies for absence were received from Cllrs: J Davies; J Pearson; V Perry; S Roy;  
C Wood.

**426/14 Declarations of Interest:**

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

**427/14 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 matter,  
which we were advised would be of a confidential nature (re: tendering process):*

**a. CCBC Office Accommodation Strategy:**

Bleddyn Evans began his presentation with a brief overview of the Office  
Accommodation Strategy, before updating members on progress during the past  
six months, details of the existing CCBC estate, the vision for 2017/18,  
regeneration drivers, updates on phases one and two of the project and expected  
progress during the next 12 months. He made particular reference to a proposed  
additional car park at Parc Eirias, as part of the project, and that the preferred  
location would be between the skatepark and the existing rugby parking. He  
assured members that consultation would be ongoing, involving staff and  
members at key points and consulting with the Town Council again once a  
preferred bidder has been selected. A copy of the presentation slides is included  
in Schedule 'A' attached.

Questions were invited from members following the presentation and the  
following is a brief summary of the points discussed: the anticipated lifespan of  
the new office building (40yrs+); road infrastructure and impact on traffic (a  
traffic impact assessment would have to be conducted by the chosen developer);  
the need for better communication with the public to explain any environmental

additions, e.g. electric car points, passive heating etc (photovoltaic panels on roof); adequacy of parking spaces (350 proposed, with a desk/staff ratio of 6:10, i.e. 450 desks for 750 staff, good public transport links, cycle racks/showers and a possible park and ride all expected to help to alleviate staff parking demand and costs restricting more parking provision on site).

A further discussion took place around car parking concerns, with County Cllr B Cossey and Andrew Kirkham acknowledging the concerns of members, which are high on the risk register for the project. It was acknowledged that some staff may have to change their routines, but that the overall benefits of the project will far outweigh any inconvenience caused. Reassurance was given that solutions are being sought to minimize any negative impacts and that occupancy is expected to be phased to help address any initial problems. Details were given on the current average occupancy rates for the four existing CCBC owned car parks in the town centre, which range from 36% to 65%.

Several further questions followed, with Mr Evans responding that it is anticipated that the new office building will be leased from the developer for a period of 40 years, with the building then reverting to Council ownership for £1, and that the Senior Conservation Officer, Development Control Manager and Highways etc would all be involved in the design phase, to ensure the building has no negative impact on the conservation area and nearby listed buildings. In fact, Mr Evans confirmed that there has been dialogue with officers of both planning and conservation in not only scoring the ISOP proposals, but in moving forward with the current ISDS stage so that the design respects the built environment. The Town Council will have an opportunity to comment as part of the statutory planning process, in any event.

The Mayor then thanked Mr Evans for giving his presentation and responding to the questions/concerns of Members. County Cllr M Priestley asked what the Town Council's overall view was on the proposals and a vote was taken, indicating 100% support for the project.

The meeting closed at around 8.10 p.m.

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