

MINUTES OF A MEETING OF THE BAY OF COLWYN TOWN COUNCIL, HELD IN THE COUNCIL CHAMBER, TOWN HALL, RHIW ROAD, COLWYN BAY, AT 6.00 P.M. ON MONDAY 17TH OCTOBER 2016

PRESENT: Town Mayor, Cllr J Davies (Chairman)
Cllrs: W Bagnall, D Griffiths, Mrs L Griffiths, A Khan, Mrs M Jones, A Mason, Mrs H Meredith, J Pearson, A Pearson, Mrs V Perry, Dr S Roy, Mrs V Smith JP, S Taylor, G Ward, S Williams, C Wood

OFFICER: Mrs C Earley, Town Clerk

IN ATTENDANCE: Representatives from Conwy County Borough Council,
Muse Developments and Bowmer & Kirkland
Representatives from Colwyn Victoria Pier Trust

209/16 Apologies for Absence:

Apologies for absence were received from Cllrs: Mrs G Baker, R Foreman, C Perry

210/16 Announcements:

The Mayor reminded members about his Charity Fish and Chip supper, being held on Monday 24th October and thanked the Town Clerk and Assistant Clerk for their contribution, as Officers to the Colwyn in Bloom Committee, towards the Silver Gilt Awards recently awarded to Colwyn Bay from both Wales and Britain in Bloom.

211/16 Declarations of Interest:

Members were reminded that they must declare the existence and nature of any personal and/or prejudicial interests. Cllrs A Khan and D Griffiths reminded the Council that they are its appointed representatives on the Pier Steering Group, which was set up as a formal partnership in respect of the first bid to the HLF and continues to meet on an irregular basis to keep the Town Council updated on progress.

212/16 Visitors to the Council:

- a. The Chairman welcomed representatives from CCBC, Muse Developments and Bowmer & Kirkland, the Lead Contractor, to update the Town Council with progress on delivering the Office Accommodation Strategy.

Bleddyn Evans, CCBC Estates, began the presentation by reminding members that he had promised to return at a salient time in the project and that Bowmer & Kirkland and Muse would be on site within the next few weeks. He then introduced Wes Irlam from Muse, who explained the company structure for the Morgan Sindall Group, a public limited company. Muse Developments has four regional offices and employs over 70 staff, specialising in development management and project management for partner organisations, of which 85% are local authorities. It has 35-45 projects ongoing at any one time and Wes listed

some of the better known projects it has been involved with. He then introduced Geoff from the lead architect, AHR.

Geoff Goodman informed members that we had now reached the contract stage of the project and he showed some images of the proposed new office building, which is predominantly glazed with copper aluminium cladding. The contract also included the development of an extended 150 space car park at Parc Eirias, which could be used as a park and ride for staff (using the frequent Arriva service) and for events in the park at evenings and weekends. He then introduced his colleague Phil Marsden of Muse, who ran through the key milestone dates for the project.

Malcolm Robertson from Muse then addressed the Council about the Social Value elements of the project, which include maximising use of local resources such as sub-contractors and providing apprenticeships, training and work experience placements in a variety of fields. He also referred to the involvement of the Prince's Trust, now in its 40th year, which helps by identifying local people to receive training.

Wes then continued with the presentation and outlined phase two of the project, which would involve the redevelopment of the Civic Centre site once vacant. Talks are ongoing with Cartrefi Conwy about a possible social enterprise hotel model which could offer a variety of training opportunities. Initial signs are positive and potential designs, costings and deliverability are being explored. A robust and deliverable plan would be a necessity and visits are currently taking place to similar projects elsewhere.

A question and answer session followed the presentation, with questions/concerns from members about: further traffic disruption in the town whilst the waterfront project is ongoing (detailed traffic management plan recently approved by Highways); employment of local engineers; whether there is still any possibility of private investment to provide a hotel (was not possible to find a private investor, but has not been completely ruled out and they could take it back to market, if necessary); connection to car parking at Eirias; whether the new car park serving the offices will be open for public use during evenings/weekends – the opportunity is there if there is sufficient demand and it was viable; whether there is still any housing proposed for the Civic site – yes, a small housing scheme to the east to the Civic Centre; concern that the building may look shabby relatively quickly – modern materials and finishes are being used and there will be a detailed cleaning and maintenance schedule including an annual inspection.

The Chairman thanked the visitors for their informative presentation and they retired from the meeting.

- b.** The Chairman welcomed representatives from Colwyn Victoria Pier Trust to update the Town Council on progress with its work to save the Pier and make a request for funding support.

Before introducing the Trust's representatives, the Chairman asked the Clerk to remind members of the funding position to date. The Clerk advised Members that an

initial budget of £30,000 had been agreed, of which £10,000 had been used for the initial bid and a further £20,000 had been earmarked for the potential development phase of an HLF funded project. The initial bid had not been successful and £5,000 of the £20,000 remaining had since been released to the Trust (in September and October 2015) for work on preparing a second bid, of which £2,064 has been spent to date. This leaves an earmarked budget of £17,936, if the unspent balance of £2,936 is carried forward from last year.

Mark Roberts, Chairman of the Trust, introduced himself to members and thanked the Chairman for the opportunity to give a presentation to the Council at short notice.

He outlined the current proposal of CCBC to resubmit an application to substantially demolish the Pier by a process of dismantling, which involves labelling and removing every piece of the structure and examining it for potential future re-use, storing it off-site until required. Mark advised the Council that a process of dismantling a listed building must be continual, otherwise it is demolition. The new proposal is expected to include the retention of a much reduced, three bay, decked boardwalk. However, this would not meet the National Pier Societies classification of a Pier and would offer little, if any, income generating means for future maintenance and insurance costs.

He then went on to explain that the Trust was still proposing to seek CCBC support and funding from the HLF and others for dismantling the Pier and rebuilding it in phases, as a continual process, with renovation work taking place in a temporary structure located close to the entrance to the Pier. This would offer opportunities for involvement by Llandrillo College and possibly also University partners and local schools involvement in heritage and restoration projects. It also has the potential to be a visitor attraction in itself.

Nigel Gilber, a retired architect, then spoke on behalf of the Trust, outlining the potential phases of the restoration project and showing sketches of each phase. Phase one, in conjunction with CCBC, would include a local enterprise zone at the landward end of the Pier, with canopy and power sources suitable for small pods / beach hut style retail units etc. , HLF funding would be required for phased two and three Phase two would comprise restoration of the next section of the Pier and a restored multi-use Pavilion, to include the stripping down of the existing shell of the pavilion, assessment of the condition of the murals to see if any part could be saved/restored and the restoration of the 1930s art deco pavilion with its inner theatre as a multi-functional space for a variety of entertainment and events. The pavilion would also house a restaurant which could provide catering and hospitality apprenticeships Phases 3 and 4 would continue the Pier boardwalk to its current length and provide beach hut accommodation, studios and seminar rooms on the seaward end, for use independently or combined as a summer school type venue with a possible focus on arts, piers and construction. He then outlined a possible fifth phase, which would require private investment but could potentially extend the Pier out into deeper water via a breakwater, which could enable larger vessels such as ferries, yachts and ships to dock and create a tidal lagoon.

Mark Roberts concluded the presentation with details of the professional team which has now been assembled to assist the Trust, including a structural engineer, architect, business planner with a track record in HLF funded projects, archaeologists and a

funding specialist. This expertise now needs to be combined to produce a convincing and viable business plan, in order to get CCBC fully on board with the project and attract external funding from funding bodies such as the HLF. The cost of putting together all the required reports to the level of detail required to satisfy both CCBC and the HLF is expected to be around £45,000, but many funders will not assist until CCBC, as the Pier owners, are on board. Mark therefore asked if the Town Council would consider bringing forward £15,000 of the financial support it has previously pledged for the Development phase to allow this initial enabling work to be completed. Other funders could then be brought in at the Development phase, once there is more project certainty and CCBC are on board.

A brief question session followed the presentation with questions and comments raised about: level of ongoing subsidy from taxpayers to keep other Piers going (Cleveland); how much CVPT has raised from the public to date? (around £5,000 in recent years and a comprehensive business plan is needed to prove there is an option other than demolition, which would have to be entirely funded by local taxpayers); concern that CCBC cannot simply demolish the Pier but would have to carefully dismantle it and store any reusable elements, all at taxpayers expense; long term sustainability is vital and this would require a pavilion to generate the level of income required; preference for a replacement headland/events space that would blend in to the new waterfront and concern that the redevelopment would be a drain on the taxpayer; support for the Trust, who have worked extremely hard; the need to reflect the views of the wider public, many of whom would like to see our Pier restored; support for new plans, but recognition of need to spend taxpayers funds wisely and there is still a long way to go and a lot of money to be raised; where the remaining funds would come from if the Town Council were to release £15,000 (HLF funding).

A request was made for a recorded vote and the Chairman then called for a proposal. It was proposed that £15,000 be released to the Trust to enable them to do the work required to put together a comprehensive business case.

An amendment to the proposal was proposed and seconded:

That funding of £15,000 be approved for CVPT towards the costs of preparing a comprehensive business case for the redevelopment of the Pier, on the condition that the Trust can provide evidence of a minimum of £15,000 of match funding from other sources towards the estimated £45,000 total costs.

This was passed by a majority of 12 in favour, with 3 against and 2 abstentions, as follows:

In Favour Cllrs: D Griffiths, L Griffiths, M Jones, A Khan, A Mason, J Pearson,
T Pearson, S Roy, V Smith, S Taylor, G Ward, S Williams

Against Cllrs: B Bagnall, V Perry, C Wood

Abstained Cllrs J Davies, H Meredith

- c. It was noted that Sarah Ecob, Phil Batty and Paul Sampson will be attending the December meeting to give an overview of the work carried out by Theatr Colwyn

and Rachael Gill will be attending on 23rd January to report back on this year's events and discuss proposals for 2017.

213/16 Minutes:

- a. *Resolved to approve and sign as a correct record the minutes of the last meeting of the Council, held on 5th September 2016.*
- b. *Resolved to receive a copy of the minutes of the following meetings:*
 - i. *The General Purpose & Planning Committee, held on 13th September 2016.*
 - ii. *The Policy & Finance Committee, held on 28th September 2016 (Draft)*
 - iii. *The General Purposes & Planning Committee, held on 4th October 2016. (Draft)*

214/16 Matters Arising from Those Minutes:

a. Min.164/16(a)– Congolese Embassy:

It was noted that events are now being held on Friday 18th and Saturday 19th November to celebrate the links with the Congo and the refurbishment of the Congolese graves.

b. 164/16(b)(iii) – Commonwealth Day:

It was noted that Cllrs G Baker, R Foreman, J Pearson and S Roy have agreed to form a working party to discuss holding a small scale celebration event.

Resolved to approve the setting up of the Working Party and to await recommendations in due course.

c. Min 167/16(a) – School Governor

Resolved to confirm the appointment of Cllr G Ward as Town Council appointed Governor for Ysgol T Gwynn Jones.

Min 164/16(b)(vi) – Old Colwyn War Memorial

The Clerk tabled a letter from Brian Cossey formally requesting the Town Council to appoint two representatives to the Old Colwyn War Memorial and Armistice Day Committee, one for Colwyn Ward and one for Eirias Ward.

Resolved to appoint Cllrs Mrs L Griffiths (Eiras) and Mrs V Smith (Colwyn) as the initial representatives on the Committee.

- d. *Resolved to endorse the recommendations of the Committees, as detailed in the following Minutes:*
 - i. *Min. 173/16 – Retiring Early from Meetings: To note a request that members seek permission from the Chairman at the beginning of a meeting should they need to retire early from the meeting, in case the agenda order needs to be amended or prioritised accordingly.*

The Chairman reminded members that they had notice of all planned meetings 12 months in advance.

- ii. *Min.188/16 – Scheme of Delegation: To approve a Scheme of Delegation confirming arrangements for delegation to Officers of the Council.*
 - iii. *Min. 192/16(a) – Small Grants: To endorse the approval of small grants applications, as detailed in Schedule ‘C’ to those Minutes.*
 - iv. *Min. 196/16(c) – Bus Shelter Maintenance: To reallocate the £5,250 previously refunded in 2014/15 towards bus shelter maintenance to enable all maintenance work to be brought up to date.*
 - v. *Min. 199/16 – 30 mph Speed Limit on Abergele Road: To endorse the proposal to write to CCBC to request the 30mph zone be extended to the junction with Highlands Road.*
 - vi. *Min. 201/16 – Parliamentary Constituency Review: To receive and note the proposals (previously circulated).*
- e. *Resolved to note the resolutions of the Committees, as detailed in the Minutes.*

215/16 Housing and Homelessness:

- a. The Clerk submitted a proposal from Cllr Mrs G Baker that representatives from a recent homelessness event she had attended be invited to give a presentation on their work at a future Council meeting.

Resolved to invite representatives to attend the next available meeting in the New Year.

- b. The Clerk submitted a request from Cllr Baker that the Council considers writing to CCBC regarding the recent return of the homeless man in Rhos on Sea. A statement issued by CCBC about the current situation was tabled by the Clerk.

Resolved to write to CCBC to query if the Mental health team could/should be involved as part of the multi-disciplinary team.

216/16 Local Government Reform:

The Clerk submitted, for information, the statement recently issued by Mark Drakeford, AM, Cabinet Secretary for Finance and Local Government.

217/16 Urgent Business:

The Clerk tabled, for consideration, an urgent grant application from Rhos on Sea Traders for a Christmas Event taking place on Saturday 3rd December.

Resolved to delegate authority to the Policy & Finance Committee to approve a grant of £1,200 for this event, which will complement the Christmas Event taking place in Colwyn Bay town centre on Friday 2nd December.

The meeting closed at 7.40 p.m.

..... Chairman