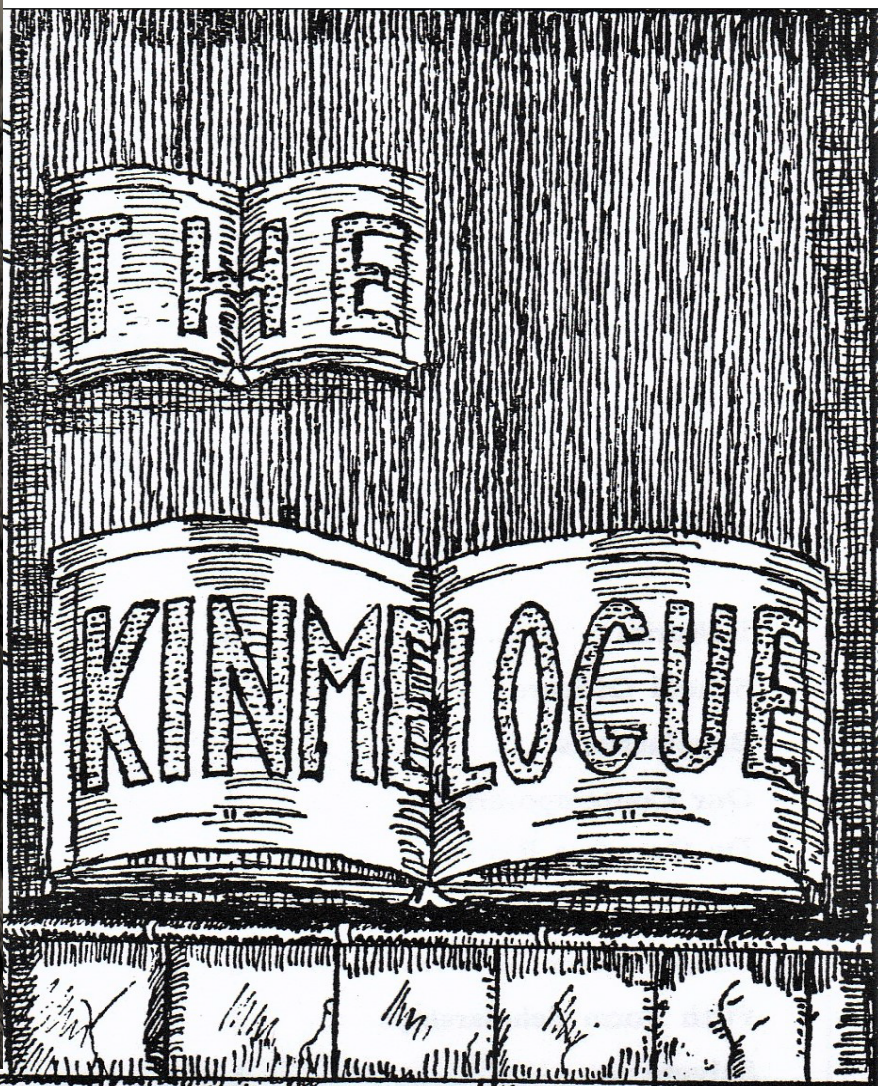


VOLUME 2
THIRD EDITION
WEDNESDAY
30TH MARCH 2022



WHAT FUTURE
FOR THE VENETIAN GARDENS

The Kinnelogue

The Newsletter Of The Friends Of Kinmel Hall

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BREAKING NEWS

NOW IS THE TIME
FOR ALL GOOD PEOPLE
TO COME TO THE AID OF
KINMEL HALL
WE NEED YOUR SUPPORT
PLEASE SEE PAGE 7
FOR ADVANCE WARNING



**FRIENDS OF KINMEL HALL
NEWSLETTER
VOLUME 2
2ND EDITION
19TH FEBRUARY 2022**



In this edition of The Kinmelogue
We will be bringing the reader up to date with
current developments from the Friends of
Kinmel Hall

**PLANNING APPLICATION 0/49367
CAMPING PODS IN
THE FORMAL GARDENS OF
KINMEL HALL
CLOSING DATE 10TH MARCH 2022**

On Thursday 24th March 2022 Conwy County Borough Council sent out an email to all of the respondents to the Planning Application with the following statement: -

**THE ABOVE APPLICATION HAS BEEN
WITHDRAWN.**

Further investigations revealed that the Owner/Agent had withdrawn the application rather than letting it get rejected by the Council.

It was further discovered that the applicant intends submitting the application again with documents the Council had requested from day 1 but that he would not be able to do this until May 2022.

The 'missing' documentation includes the Environmental Impact Assessment that is required as outlined in Andrew Sumner's Representation to the Planning Application:

Biodiversity

The Environment (Wales) Act 2016 (the Act) Section 6 introduced an enhanced biodiversity and resilience of

ecosystems duty for public authorities (PAs) in the exercise of functions in relation to Wales. The Section 6 duty requires that public authorities 'must seek to maintain and enhance biodiversity so far as consistent with the proper exercise of their functions and in so doing promote the resilience of ecosystems'. To comply with the S6 duty public authorities should embed the consideration of biodiversity and ecosystems into their early thinking and business planning, including any policies, plans, programmes and projects, as well as their day-to-day activities.

Biodiversity Net Gain

In this context I ask the planning authority to ensure that the mandatory requirement to enhance biodiversity (biodiversity Net Gain) is taken into consideration in their decision in relation to the Kinmel application. I am not aware of any biodiversity measures or enhancements included within the planning application for Glamping Pods at Kinmel Hall. However, I do know that areas of shrubs and possible trees too, have been felled in the area where the glamping pods are to be sited.

He went on to say that: -

Protected Species at Kinmel

Ecologists and other visiting Kinmel Hall in the past have noted the presence of bats. All bats are UK protected species and are also listed in Appendix 2 of the Environment Act - Section 7. A roost of lesser

horseshoe bats Rhinolophus hipposideros have been recorded in the cellar of the hall quite recently. I am not aware that any surveys have been undertaken to verify the status of the roost (maternity, hibernation or other). Other species of bats are also likely to be present. There is anecdotal evidence that bats have been seen flying through the building and species other than lesser horseshoe bats are likely to be roosting within the above ground floor and roofs spaces of the hall. Bats, and in particular lesser Horseshoe bats fly along hedges, scrub and woodland as they forage. Removal of trees and shrubs would materially and adversely affect the foraging behaviour of these bats.

The presence of bats is confirmed in an earlier correspondence released to The Friends of Kinmel Hall under the Freedom of Information Act Request last year:

-

There is a known maternity roost of lesser horseshoe bats, Rhinolophus hipposideros at Kinmel Hall. The existence of the maternity roost will require careful consideration when any works are carried out to the existing building as well as the Impact of the proposed housing development upon foraging habitat There is also the possibility of the loss of tree roosts of other species. These will all require careful consideration at the design stage.

This was in response to an enquiry in 2008 by Derbyshire Investments to the building of HOUSES in the woods surrounding the Broadwalk!

The problem now is that the Council has two options open to them: -

1. To allow the Pods to remain in place until the Planning Application is re-submitted with the missing documents.
2. To instruct the Owner/Agent to remove the Pods within a specified time frame. This instruction can be objected to by the Owner/Agent which will mean the Council will have to go down the route of Enforcement Notices.

In the meantime the Pods are still in situ and could be used during the Summer Season we are now in.

ADVANCE WARNING

Also, we have been informed that all the objections submitted up to the point of the withdrawal of the application will NOT be carried forward should the application be re-submitted!

In addition to the Pods situation, information has appeared on the internet about the owner of the Hall: -

<https://www.facebook.com/groups/1116434285357531/permalink/1627275564273398/>

The Council has said they cannot proceed with this because they do not have witnesses.

NEWS FROM THE FRIENDS

The Letters to the Chief Executive are continuing and so if any of The Friends of Kinmel Hall wish to register their comments/concerns or have questions for the Council. May I respectfully request that they send them to

nesfieldscrown@outlook.com

and we will forward them to the relevant person in the Council via our established lines of communication. Please feel free to ask whatever comes to mind.

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AMANDA VENABLES		DAVID CHATTERLEY
ANDREW BENNETT		DAVID GALLACHER
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ANDY MCKINNEY		DAVID VINCE
ANNA MCEVOY		DEBBIE AND KEN DAVIES
ANNA WHITE V & A		DEBBIE VINCE
ANNE SMITH		DELYTH MCRAE
BARBARA WHITBY		DESIREE PENNINGTON
BEN OAKLEY		DIANA MALSHER
BETTY WATTS		DICKON FETHERSTONHAUGH

BIRGITTA WILSON		DISCOVERING OLD WELSH HOUSES
BRUCE AND DELIA BICKERTON		DOMINIC COLE
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IAN LANG ITV WALES		LORD MOSTYN
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THISTLES AND WEEDS
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TOM LLOYD
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