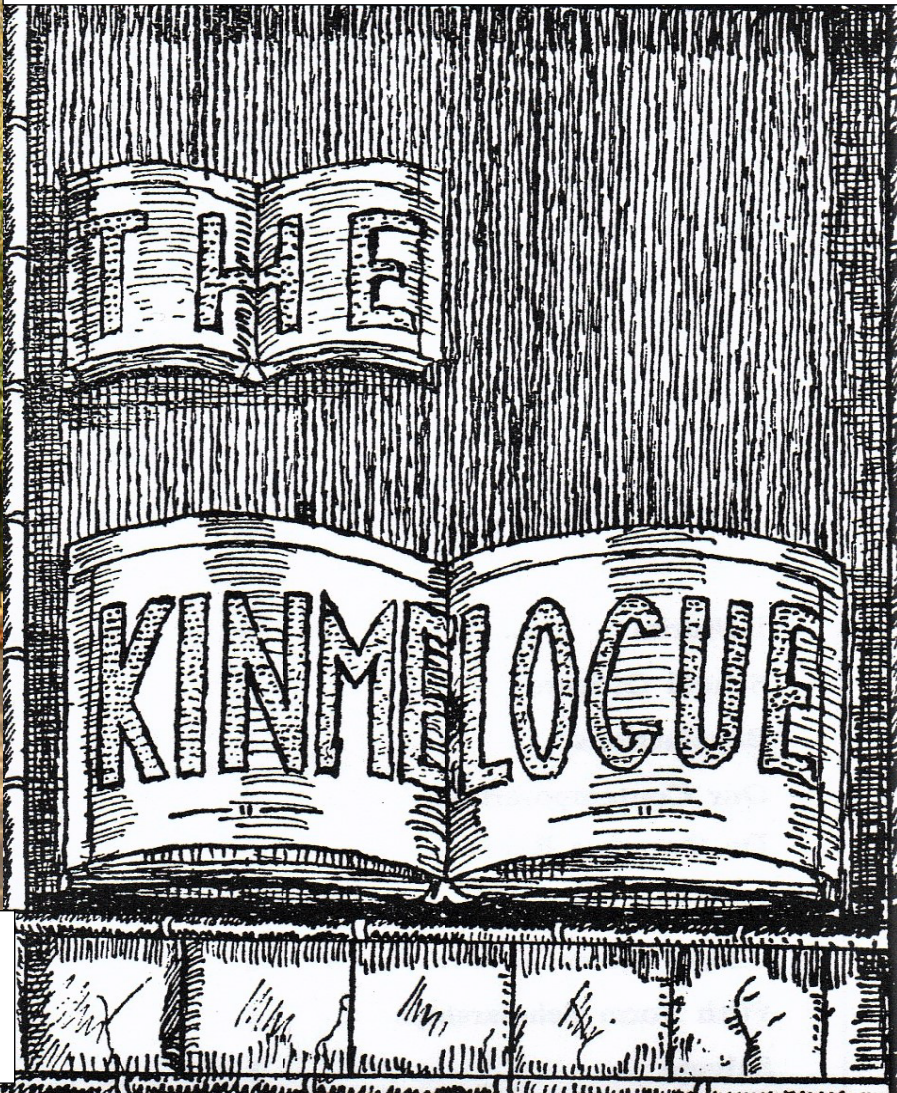


VOLUME 2
FOURTH EDITION
SATURDAY
30TH APRIL 2022



THE 'OTHER' BROADWALK
REGENTS PARK
LONDON



KINMEL SCHOOL TRUST, LIMITED.

ABERGELE, NORTH WALES.

No. 24 MAR 1 1933 19

M Rev Dr. C.W.H. Amos
1st Abbey Churchyard
Bath

DEAR SIR OR MADAM,

I beg to hand you herewith cheque for amount of interest due for the period ending

FEB 28 1933 made up as follows:—

| | | |
|--------------------------|-------------------------------------|------------|
| £ <u>100</u> | Debentures at 7 per cent. per annum | 3 : 10 : - |
| ✓ Less Tax at <u>5/-</u> | in the £ ... | : 17 : 6 |
| Amount of cheque ... | £ <u>2</u> | : 12 : 6 |

I hereby certify that the Income Tax deducted as shown herein has been, or will be, duly paid by me to the proper officer for the receipt of taxes.

Yours faithfully,

INTEREST PAYMENT No. 27

R. B. DAND,
Secretary.

The Kinnelogue

The Newsletter Of The Friends Of Kinnel 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 16
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**

At the end of last month we received an email from our contact with the Marquess of Anglesey which read: -

Dear Paul

Thank you for your email and the planning application withdrawal notification.

I think it will be very hard to encourage the Council to enforce the removal of Mr Cryer's pods.

As far as I am concerned Mr Cryer cannot run a business without the necessary planning permissions and licences. Therefore, I do not feel he can trade other than in a way which is non-compliant with the law.

I feel the best approach is to do all that can be done to stop him trading without planning permissions etc.,

My inclination is that a letter should be sent to the Council Planning Team seeking clarification as to whether or not Mr Cryer can trade without and, if not, ask what measures will be taken by the Council to ensure that he does not trade until such time as the planning application has been received and approved (if it ever is).

I hope this reply is of some help. It may not be as positive as you would like but I feel it best to put the ball fully in the Council's court.

Peter

Peter Davies OBE

This email was forwarded to one of the Senedd Members for North Wales with the request that they approach the Council in their own person to find out what – if anything – they intended doing now the Planning Application had been withdrawn by the owner of the Hall.

An email was subsequently sent to Paula Jones asking these questions and the response was forwarded to us.

In the response, Paula Jones stated that a recent visit to the site had been made and that: -

‘no evidence of any business activity to warrant a material change of use was identified.’

If we do become aware of such activity then an investigation would be required to examine the extent of business activity to see if a material change of use has occurred and then an expediency decision would need to be made on whether to take formal enforcement action.’

After, some more emails between the Senedd member and ourselves where evidence was presented to the Minister not only of the illegal use of the pods but also other actions of the owner of the Hall.

The responses we received just made the situation more complicated because the Senedd Member was taking as gospel the information provided by Conwy Council and because their knowledge of the location is not known they tried separating photographic evidence supplied by the tenants of Hamilton House as part of their objections to the Planning Application from the document and stated that: -

'the only photos I can see at the end of Pauline Watkins' e-mail show an outdoor fire, knee and bottle; and a moldy wall.'

And: -

Unless I am missing something, these photos neither show pods nor indicate where or when they were taken

The problem with this last statement was the fact that the photo of the 'moldy wall' was accompanied by text which read: -

CHRIS CRYER

20 OCT 2021

'Let's see who really cares

With winter kicking in.....'

If that did not confirm where the photos came from because they were on the Facebook page for the Hall.

In the last email received the evidence provided was again ignored and referred to the email from Paula

Jones as the reason why there was nothing he could do without

‘evidence of any business use being carried out at the Hall at the moment, or “until such time as the planning application has been received and approved (if it ever is)’

The problem with this response is the fact that the information provided by Paula is fine – so far as it goes.

However, unless you know the Hall and know the route taken by the officers of the Council carrying out the ‘site visit’ – which did not include Paula Jones.

During a conversation with the Conservation Officer of the Council. The route taken to and from the roof was confirmed as follows: -

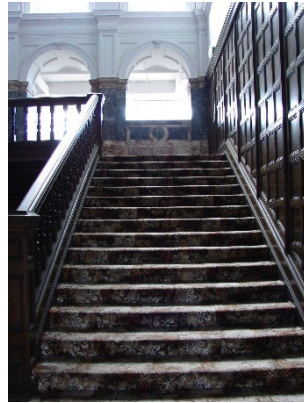
➤ *Enter via the Main Doors on the East Front*



➤ *Take the stairs from the Sunken Lounge to the Main Corridor*



- *Take Main Staircase up to First Floor Landing*



- *Turn Left along First Floor Landing*



- *Take Staircase to Second Floor*



- *Take Staircase to Third Floor and use one of the Fire Escapes onto the Roof*



The route taken on leaving the Roof was the reverse of this.

There are several problems with this information, which anyone who knows the Hall have probably worked out for themselves!

From the FLAT areas of the Roof



The areas occupied by the Pods



CANNOT BE SEEN


To be able to see the Pods you would need to stand on the edge at the far end of this roof: -



This information was provided to the Senedd Member but again was not taken on board.

The other gaping hole in the information confirmed by the Council is the route taken to and from the Roof!

Those of you familiar with the layout of the Hall will know that this is only one of numerous possible routes to and from the roof. These other routes would give the visitor a greater view of other areas of the Hall, none of which have ever been taken by the two Council Officers who have carried out the 'inspections' of this building since June 2021. Prior to that the last visit to the Hall was on the 24th July 2018 and was carried out by Huw Davies as this extract of his letter to the Polish workers proves: -



CYNGOR BWRDEISTREF SIROL
COUNTY BOROUGH COUNCIL

Gwasanaethau Rheoleiddio a Thai / Regulatory and Housing Services
Pennaeth Gwasanaeth / Head Of Service - Peter Brown

Rheoli Datblygu / Development Control
Rheolwr Rheoli Datblygu / Development and Building Control Manager – Paula Jones

Civic Offices, COLWYN BAY, LL29 8AR
Swyddfaedd Dinesig, BAE COLWYN, LL29 8AR

I

FAO: [REDACTED]
c/o BPS London
[REDACTED]

Gofynnwch am / Please ask for: **Huw Davies**

☎ 01492 575285
☎ 01492 512637
✉ huw.davies@conwy.gov.uk

Ein Cyf / Our Ref:
Eich Cyf / Your Ref:
Dyddiad / Date: 25th July 2018

Dear [REDACTED]

Kinmel Hall, Primrose Hill, St George

Firstly thank you very much for inviting me to the Hall yesterday to go through further works to the property.

The second problem with the email from Planning is the fact that the author has not been inside the Hall for several years and so she is relying on the information provided by her Enforcement Officer who has openly admitted his 'reluctance' to issue previous owners with the Urgent Works Notices warranted as a result of the deterioration damage to the Hall who also has admitted his ignorance to relevant legislation relating to the site because

'it's not data we produce or hold'

Therefore, the statement that: -

'no evidence of any business activity to warrant a material change of use was identified.'

cannot be taken as factually correct because the Hall has not been the subject of a Full Multi-disciplinary Inspection since 2013 or a Full Conservation and Enforcement Inspection since the 25th July 2018!

Both Planning and Conservation were made aware of the deplorable state of the Hall in a Teams meeting with members of The Friends of Kinmel Hall at the beginning of this year including the fact that visitors to the Pre-Auction 'tours' were also restricted as to what areas of the Hall they could see – because the remainder of the site was 'so unsafe'. One visitor to the Hall during these tours ventured up the first flight of stairs from the First Floor landing to the second floor shown earlier - which resulted in the auctioneers representative nearly having a heart attack!

In defence of the Conservation Officer – his access to the Hall is currently subject to the management structure within the Council – his Line Manager controls what he is allowed to see on the visits rather than the owner of the Hall. Hopefully this will change sooner rather than later – for the sake of the Hall!

Unfortunately, the Senedd Member does not know the Hall as well as some of us and may not be aware of the out of date knowledge of the officers of the Council with responsibility for protecting the County's Heritage.

He kept referring to a phrase from the Council's response: - '*at the moment*'.

The problem is that the visit to the Hall was a planned visit – which is all this part of the Council can do – and that from where the officers of the Council were standing on the roof did not give sight of the pods.

In addition to which – and this was not explained to us by the Minister – because the application has been withdrawn all the online evidence on the Facebook page cannot be used because it pre-dates the Planning Application – unless FRESH evidence is provided.

Why the evidence provided by the tenant of Hamilton House which clearly shows how close the pods are to her property was not accepted is another matter.

In the last email received some additional points were raised which are confusing to say the least: -

- 1. that an e-mail from Paula Jones dated 03/02/2022 includes "I write to confirm that an application for*

the siting of 16 pods and compost toilet for a temporary period of 5 years has been submitted”;

This is the Planning Application that has now been
WITHDRAWN

2. that Paula Jones’ e-mail to you dated 16/02/2022 includes “Please note that the application relates to the siting of the pods within the grounds of the Hall and we can only take into account material planning considerations that relates to that proposal. Although the planning history of the site is material consideration, how we assess this will be dependent on its relevance to the application itself”;

The Minister did not check with the Friends what was being referred to. They would have found out that the response was to the following statement made by us: -

‘May I respectfully suggest that you pull up all the Listed Planning Consents issued to a Mr Edmund David Vince and/or Mrs Florrie Hughes between 1978 - 2000 in relation to all the work carried out at Kinmel Hall. I already have these but it will help you understand the situation when you receive the objections I refer to in my last email and this one.’

And that the ONLY Listed Planning Application submitted by Mr Vince and/or Mrs Florrie Hughes was to replace the Fire Escape at the North end of the Hall!

3. and that the following article, dated 05/02/22 includes *“The owner of Kinmel Hall, near Abergele, had been told to apply for planning permission for pods in the grounds or face having to remove them”* and *“A longer term business plan to restore the mansion has also been submitted with the application but is confidential”* – see:

<https://www.dailypost.co.uk/news/north-wales-news/camping-pods-plan-submitted-grounds-22993714>

This relates to a third party document not supplied to him by us or known to us until that email.

The Senedd Member goes onto refer to another document issued by a third party to us but which bears no relevance to the problem highlighted by Mr Davies: -

‘In terms of the glamping pods, I understand that a planning application is being made or may have been made. I have encouraged the Council to take action remove them in the interim but officers are of the view that such enforcement is unnecessary and I am not able to force them to take action.

Kind regards,

Darren Millar Clwyd West’

Because the Planning Application referred to is the one that has been WITHDRAWN.

Hopefully, new contacts that we have established may be able to see what the situation is before it is too late for the Hall.

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!

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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| ADAM HITCHINGS | | CURTIS SHEA |
| ALEX MILL | | DARREN MILLAR |
| ALEX STUART GOULD | | DAVE THORNEYCROFT |
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| ANNA MCEVOY | | DEBBIE AND KEN DAVIES |
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| BEN OAKLEY | | DIANA MALSHER |
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| BIRGITTA WILSON | | DISCOVERING OLD WELSH HOUSES |
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| GAVIN LOWRY FIRE SERVICE | | GARETH LLOYD-DAVIES |
| GILL SMITH BOYES | | KEN MOORE |

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| IAN TAYLOR ST GEORGE WELL | LORD MOSTYN |
| IHBC JAMES DREW | LUCIE CARAYON |
| INNES MATHIESON | LUCY E WILLIAMS |
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| JOHN LAWSON-REAY | MICHAEL FITT |
| JOHN ROBINSON | MICHAEL TREE |
| JONATHAN FENTON-VINCE | MICHELE TURNER |
| JOSHUA VINCE | MICHELLE |
| JOY CRANSTON | NATALIE KENNY |
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| JUSTIN ALBERT NATIONAL TRUST | PAMELA TOWILL |
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| KEN AND LIZ WARD | PETER GOODCHILD |
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| RHODA MCGOWAN BONEY | VALERIE PALMER |
| RICHARD BADDELEY | VANESSA THORPE |

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| ROB SHELLEY ITV WALES |
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| SAM ROWLANDS |
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| SARAH CASRSON FITZWATER . |
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| SCOTT HANDLEY |
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| SIMON BAYNES MP |
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| SIMON JENKINS |
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| SIR T. INGILBY |
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| SUE HILLIER-SMITH |
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| TERRY COLE |
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| THISTLES AND WEEDS |
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| TIM & SIMONE VINCE |
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| TIMOTHY COOKE |
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| TOM ELLIS AI LAW |
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| VICKI COX |
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