

MINUTES OF A MEETING OF THE GENERAL PURPOSE AND PLANNING COMMITTEE OF THE BAY OF COLWYN TOWN COUNCIL, HELD ONLINE (VIA ZOOM) AT 6:30PM ON TUESDAY 5TH MAY 2020

PRESENT: Cllr C Brockley (Chair)
Cllrs: N Bastow (Mayor); Mrs G Baker; B Barton; G Campbell; Mrs M Jones (Deputy Mayor); J Pearson; M Tasker; M Worth.

OFFICER: Mrs Tina Earley, Clerk
Mrs R Dudley, Assistant Clerk

IN ATTENDANCE: Cllr Don Milne, Conwy CBC
Several Members of the Public

480/19 Welcome and Apologies for Absence:

Apologies for absence were received from the Cllrs: D Bradley and C Matthews.

481/19 Declarations of Interest:

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

482/19 Public Participation:

In accordance with Council's Standing Orders, members of the public are permitted to speak on any item on the agenda. Two members of the public used this public participation session to comment on planning applications 0/47275 and 0/47276.

The first resident thanked the committee for allowing him to speak on behalf of a number of residents of Rhos on Sea. He gave an overview of the history of both properties and explained why there were strong objections against the demolition of the buildings.

He informed members that local residents had personally funded an independent heritage/conservation report, which had been submitted to the planning department. Larkfield had been George Cayley's family home. George Cayley was a key person in the history of aviation and the name Cayley lives on in the area. In the early 1900's the existing Larkfield building was extensively remodelled and extended, the extension featured a tower in the style of local Welsh castles, designed by the famous architect G H Willoughby. All G H Willoughby's buildings in England are listed. The Church House also has a number of features relating to the Arts and Crafts period, including wood carvings to the front of the building.

Within the historical architectural report of both buildings, it is the expert's opinion that CADW should assess both properties for grade 2 listing. CADW are in receipt of the Heritage Report but are unable to conduct a site visit, whilst the country is in lockdown. It is the view of the local residents that any demolition should, therefore, be put on hold until lockdown is concluded. This would mean the County Council issuing a BPN (Building Preservation Notice), which would give temporary protection

for up to 6 months. Mr Noble also informed the committee that no internal council conservation assessment/report had been done, due to the absence of the Conservation Officer.

A second resident then spoke on behalf of the Friends of Larkfield. He said it would be a travesty to lose these buildings and that the County Council should issue a BPN until CADW can conduct their assessment. He confirmed that he would forward the Heritage Report to the Town Council and added that the Friends group were not objecting to the development of flats at the site, but the demolition of the existing buildings. It was felt that the buildings should be retained, due to their historical importance, and could be converted keeping these historical aspects intact, rather than be demolished.

In answer to questions from members, it was said the demolition was due to commence on 15th May. Darren Millar, AM, is involved, but the report from CADW cannot be done without a site visit, which is why the BPN is needed. Cllr Don Milne informed the members that all Rhos County Councillors were supportive of the BPN.

Resolved that the Town Council should object in the strongest terms to the demolition of both buildings and that a temporary protection notice/order should be granted for 6 months, or until lockdown restrictions are lifted and CADW can conduct a site visit to make their assessment.

Further resolved that the Clerk copies in the Chief Executive, Head of Finance and County Councillors, so that they are aware of the concerns of local residents, and to contact Planning Aid Wales for further advice/support.

The Chair thanked the members of public and County Councillor for their virtual attendance and contributions, and to Cllr Milne and the members of the public subsequently retired from the meeting.

483/19 Minutes:

a) Resolved to approve and sign, as a correct record, the minutes of the last meeting, held on 17th March 2020.

b) Resolved to receive a copy of the informal notes from the remote/informal GPP discussion meeting, held on 7th April 2020.

484/19 Remote Meetings:

a) The Clerk submitted the Regulations and Explanatory memorandum, which were noted by members.

b) The Clerk submitted a brief report summarising the key points of the new regulations, which was noted by members.

c) The Clerk submitted the draft Virtual Meeting Procedures.

Resolved to adopt the virtual meeting procedures for this and all future virtual committee meetings.

485/19 Pandemic Crises Response Team (PCRT):

It was noted that the Clerk has been circulating notes from the weekly PCRT meetings by e-mail, to keep all members informed of the information being shared and actions being taken, using delegated powers. Members noted any actions taken.

486/19 Planning:

- a) The Clerk submitted, for consideration, the planning applications 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 09/03/2020 – 19/04/2020.*

The meeting closed at 8 p.m.

..... Chairman