

Change of Use & Extension to Trewythen Hall from Care Home to Over 50's Apartments including communal space. Conversion of Coach House to Over 50's Apartments and new purpose-built fitness studio with Treatment Rooms

Pre-Application Consultation Report



Introduction

1.1 This pre-application consultation has been prepared to support a full planning application for the proposed Change of Use & extension to Trewythen Hall from Care Home to Over 50's Apartments including communal space. Conversion of Coach House to Over 50's Apartments and new purpose-built fitness studio with Treatment Rooms.

Pre-Application Consultation Process

2.1 The pre-application consultation was carried out in accordance with Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

2.2 Planning application documentation was issued for consultation on 27th October 2023 with the deadline for the receipt of comments set 28 days later.

2.3 A 'Site Notice', in accordance with Schedule 1B of the above 2016 Order, was displayed on site in accordance with the statutory requirements on 27th October 2023. A copy of this Notice is included as Appendix 1.1 and a photograph showing its display position on site is included as Appendix 1.2.

2.4 An electronic copy of the planning application documentation was posted on-line on 27th October 2023 for interested parties to view. The web site address to access this information was included within all the consultation notices. This web site has remained accessible throughout the consultation period.

Webpage address: - care@trewythen.co.uk

2.5 Paper copies of the planning application documentation were made available on written request either via the postal or email address included within all the consultation notices. Any request for paper copies was to be made within 14 days of receipt of one of the consultation notices, to ensure that paper copies could be provided within the 28-day consultation period.

2.6 Consultation Letters were issued to owners/occupiers of adjoining land and Community Consultees. A copy of this Letter is included as Appendix 2. The owners/occupiers of adjoining land where the letter was posted are identified on the OS Plan in Appendix 3.

2.7 Paper copies of the planning documents are also available to be viewed in person at:-

Gresford District and Com. Library, Vicarage Lane, Gresford, LL12 8UW and

Gresford Trust Memorial Hall, Off High Street, Gresford, Wrexham, LL12 8PS

between the following hours:- Monday – Saturday -9am – 6pm

Pre-Application Consultation Responses Received & Responses

3.1 Responses received from the following:

- Various local resident provided responses see below.

Pre-Application Comments Received & Responses

4.1 Local Residents

Various concerns raised by Trewythen Park residents and landlords:

- Think over 50's is too young for the "coach house" occupants given their adjacent proximity to the over 60s community.
- A visually appealing screening hedge between the gardens of the lower apartments and Trewythen Park so they cannot overlook the front yards of the cottages.
- Trewythen Park does not have enough parking spaces per cottage; so no parking spaces for the new Trewythen Hall residence to be placed beyond the entrance dividing Trewythen Park and Trewythen Hall.

Response: Trewythen Park should be assured that Trewythen Hall Ltd wishes to maintain the tranquil environment of neighbouring Trewythen Park. We appreciate that Trewythen Park is for the over 60s, and we also do not desire younger people creating disturbances. Whilst we felt that setting these apartments for the over 50's would suffice, we will consider marketing/renting them to the over 55's, especially for the coach house that overlooks Trewythen Park.

We will not place car parking spaces on the Trewythen Park side of the coach house, and we will opt for some type of hedge screening boundary to maintain privacy between the small private gardens and cottages on Trewythen Park.

1) Email dated 30/11/23 @ 7.12pm

Dear Sir/Madam

Please find below my comments regarding the proposed development at Trewythen Hall.

In general, I think that the application for a change of use that would see the care home repurposed as retirement apartments is acceptable. However, I feel it is important that planning conditions are put in place to ensure that the apartments remain only for use as retirement housing as I do not think that the location is at all suitable for market housing.

I would also like to see more information on what the intentions are for the permitted use of the wider grounds of Trewythen Hall for prospective residents. When the Hall operated as a care home the fields within the grounds appeared little used, other than latterly for the grazing of sheep. If the intention is to have these fields available for recreational use by new prospective residents, thought should be given as to how this might adversely impact the residential amenity of the neighbouring properties on Bodwyn Park and Bodwyn Crescent which back on to the grounds of the Hall. I feel this would be a particular issue at my own property on Bodwyn Park. It would be good to have a landscaping scheme that would provide some screening so as prevent overlooking into existing neighbouring properties if future residents were to be using the Hall's fields as amenity space.

Lastly, and most importantly, there needs to be complete clarity regarding the use of the proposed new fitness studio. Is this to be solely for the use of residents or is it to be open to the public? This question was raised by the Highways Department in the council's pre-application response. However, the Design and Access Statement is still not completely clear on this. The reason absolute clarity is necessary here is because if the fitness studio is to be open to the public then this will surely generate a lot of additional traffic to the site. This increase in traffic would be detrimental to the residential amenity of neighbouring properties which back onto the driveway of the Hall (my own included) due to the additional noise of vehicles on the driveway. Public use of the fitness studio would also result in a number of additional vehicles on Vicarage Lane. As mentioned by the highways officer in the council's pre-application response, a recent planning appeal decision noted the difficulty of conditions pedestrians currently face on Vicarage Lane. The many additional trips resulting from having the proposed fitness studio open to the public would severely exacerbate this situation and would therefore be unacceptable.

In short, I think that use of the proposed fitness studio should be restricted to residents only and planning conditions should be imposed to ensure that it remains so.

I would be grateful if you could confirm receipt of my email.

Regards

Response: We have acknowledged receipt of this email correspondence. The new independent living apartments will be operated by Trewythen Hall Limited, for over 55's, and are not going on to be placed "on the market".

The fields surrounding Trewythen Hall do not belong to Trewythen Hall Limited, and are not intended as amenity space for prospective residents.

The consultation rooms and 75m2 studio are primarily meant for the use by the over 55's of Trewythen Hall and the over 60's of Trewythen Park. It replaces a swimming pool presently on site, and the small studio was considered simpler to operate, and more versatile, than upgrading the existing to a hydrotherapy pool. The studio is expected to be used for small fitness classes, personal training and arts/crafts activities.

The 25 residents of Trewythen Park are "the public". The landlords there share a driveway with Trewythen Hall but do not pay service charges nor ground rent to Trewythen Hall Limited, other than a peppercorn lease for the Trewythen Park site, which has 964 years left.

Trewythen Hall Limited wishes to keep its residents of a similar age to Trewythen Park, and hence will provide activities that could be of use to them as well, given their proximity. Likewise, we would not like to turn away other neighbours appropriate for the classes if there is space. It is reasonably easy to walk to Trewythen Hall (the residents of Trewythen Park frequently walk to the Highstreet, bus stop, and other amenities beyond via Vicarage Lane) and there is visitor car parking on site. Trewythen Hall Ltd is a business that still provides, and will provide further jobs in Gresford once again. We do not wish to place limits on potential custom that in turn will benefit residents of Gresford as well as Trewythen Hall.

We do not expect site traffic along Vicarage Lane to be greater than when Trewythen Hall was a busy care home with 30 residents and 30 staff, with visiting consultants/trades and families, pre-coronavirus.

Appendix 1

1.1 Copy of Site Notice

TREWYTHEN HALL, VICARAGE LANE, GRESFORD, WREXHAM.

Change of use from care home and coach house to over 55's apartments and new build fitness studio and consultation rooms

Schedule 1B: Publicity and consultation before applying for planning permission under articles 2c & 2d – Town and Country Planning (Development Management Procedure) (Wales) Order 2012

This notice provides the opportunity to comment directly on a proposed development before a planning application is submitted to Wrexham County Borough Council.

Trewythen Hall Ltd intends to apply for planning permission for the change of use from care home and coach house to over 55's apartments and new build fitness studio and consultation rooms (see map).

View the proposals

You can inspect copies of the proposed application, plans and other supporting documents from 27th October 2023,

online at: www.trewythen.co.uk

in person at:

Gresford District and Com. Library,
Vicarage Lane, Gresford, LL12 8UW

Or, Gresford Trust Memorial Hall, Off High Street, Gresford, Wrexham, LL12 8PS

How to comment

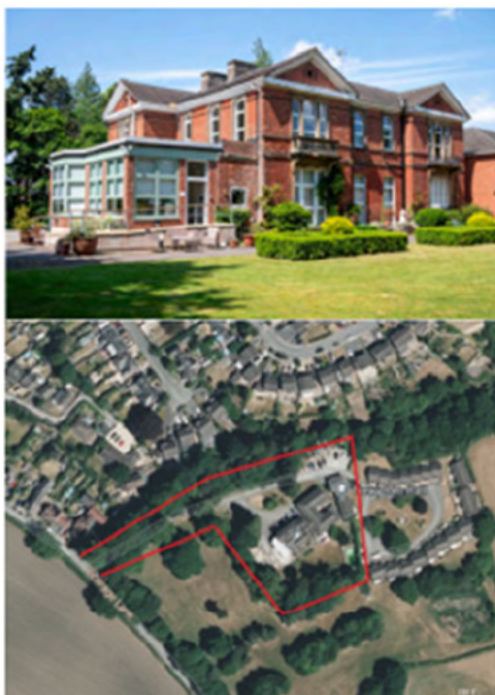
If you wish to make comments about this proposed development, you can write to us at:

Email: care@trewythen.co.uk

Address: Trewythen Hall, Vicarage Lane, Gresford, LL12 8US

Please respond by 1 December 2023

Please note that any comments submitted may be placed on the public file. Any subsequent planning application will be publicised by Conwy County Borough Council. Any comments you provide in response to this notice will not prejudice your ability to make representations to Conwy County Borough Council on any related planning application.



1.2 Images of Site Notice Locations



Appendix 2

2.1 Consultation Letters

The Owner/Occupier

27th October 2023

Dear Sir/Madam,

Change of use from care home and coach house to over 50,s apartments and new build fitness studio and consultation rooms Trewythen Hall, Vicarage Lane, Gresford, Wrexham

In accordance with Article 1 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 please find enclosed Notice under Article 2C and 2D in respect of the change of use from care home and coach house to over 50,s apartments and new build fitness studio and consultation rooms at Trewythen Hall, Vicarage Lane, Gresford, Wrexham

In respect of the 28-day consultation period all information is available to view or download at the following website:

www.trewythen.co.uk

Paper copies of the information will be provided on written request either via the postal or email address stated below. The drawings will be provided in A3 size. Please request paper copies if required within 14 days of receipt of this notice, to ensure they can be provided within the 28-day consultation period.

Paper copies of the planning documents are also available to be viewed in person at:-
Gresford Trust Memorial Hall, Off High Street, Gresford, Wrexham, LL12 8PS,
Or

Gresford District and Com. Library, Vicarage Lane, Gresford, LL12 8UW
between the following hours:-

Monday to Friday - 9am – 6pm

Any comments are to be forwarded to following address:- Trewythen Hall, Vicarage Lane, Gresford, LL12 8US

Alternatively email to care@trewythen.co.uk

Please respond by: 23:59 on 17 November 2023

Please note that any comments submitted may be placed on the public file.

Yours faithfully

Appendix 3

The image below indicates the following:

Red dot – Location of site notice

Blue dot – Properties that the consultation letters were issued too.

