



Beecroft
Hope Street
Gwersyllt
Wrexham
LL11 4HT

The Planning Inspectorate
Crown Building
Cathays Park
Cardiff
CF10 3NQ

11th September 2018

Dear Sir/Madam

Reference: H6955/A/18/3210179 – Change in use from Retail Unit to Hot Food Outlet at Gwersyllt Newsagents, Hope Street, Wrexham. LL11 4HT.

I write to you in respect of the above appeal submitted by Stuart Hatherall of Blueprint Architectural Services on behalf of Mr & Mrs Matthews.

I have lived in Gwersyllt some 40 years and I now live in the property directly behind the newsagents. I have seen the shop at its busiest and as it is today. I would like now to respond to the points raised by Mr. Hatherall and to explain why I feel the decision met by Wrexham Planning Officials should be upheld and remain as refused.

Whilst understanding and sympathising with the fact that footfall and trade is dwindling for the shop, given this fact I would highlight the problems of parking we have now, with these dwindling numbers. To gain access to my home I have use of a lane/private road to the immediate right of the shop, this access point is regularly blocked by customers to the shop either blocking my access in or out of my property. This happens daily, several times a day, I attach prints of photographs taken over one weekend to prove to you that this is an ongoing problem. The issue when driving into my property as you turn left off the road you have to stop if it is blocked and reverse back out on to a busy road to move on to park in the lay by, this is an accident waiting to happen. As when we are leaving the property, very often there is a car parked directly outside the shop, granted leaving the access clear, but it obscures the view to the right adding to the risks of us pulling out onto a road where there is a hump back bridge. The biggest frustration being I am constantly put in a position where I have to ask the driver to move their car to be able to get out or in. I have been met by abuse on a couple of occasions but the very fact I have to constantly ask to get back and to is not right, why should I have to do this, home owners do not have this issue. This does not just affect me, there are five other homes who regularly suffer from inconsiderate drivers parking across our access routes to our homes, all to go into the shop. I have been late for work and dropping my children at school due to patrons of the shop parking without regard for anyone. Should the ruling be overturned and the presumption is that a takeaway will generate lots of business and custom, this will in turn mean more issues with parking for the immediate residents. Should this be granted as a single Mum I will be faced with getting out of my car and going into the takeaway to ask somebody who is sitting there waiting for their food to be made to move their car. We are talking between 10-15 minutes wait and if they do not want to move their car I am stuck, not being able to get in or out of my property. This is not imagining the worst case scenario, this is happening now. I do not know who I will be talking to or what reaction I will get from the driver. My neighbours are elderly and they have had reason to call the emergency services out in recent months, this would have a massive impact on their lives.

The suggestion that the shopping precinct car park would serve as parking facilities to the take away is ludicrous, to imagine that somebody would park there and take a 5/10 minute walk up hill (depending on fitness and ability) to order their food and walk back to their car with hot food then drive home, well it will not happen, people want to park as close to the takeaway as possible and go. This means more cars and traffic and more problems for the residents.

Regarding concerns about the noise levels: I can certainly vouch for the fact that my children will be in bed at 10pm in the evening, in fact earlier than that. Newspapers being delivered at 4am in the morning never disturb them or me. But evening trade on the doorstep will generate more noise and more cars. Lidl car park and its room for 100 cars have never posed a problem with noise due to the distance and the supermarket itself is never busy late at night. I know this because I live there and see it every day.

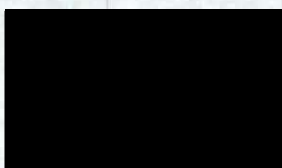
With reference to the extractor fan, I understand that the noise levels are within accepted levels but when all said and done, the smell and odour will have an adverse effect on our daily lives. There is only a matter of 30 yards between my back garden and the proposed site and that will mean such simple things as sitting in my back garden and hanging out my washing on the clothes line will not be something I can do, who wants to sit in that smell.

With final reference to the veiled threats of the shop having no planning restrictions on opening times and they could therefore open 24 hours, seven days a week, the very purpose of selling the property is due to a fall in demand so that would never be a consideration surely? And the proposed change should go ahead to ensure that the unit remains a going concern and not become a vacant unit, an eye-sore and a target for vandals, surely if the current owners felt they would abandon it, why haven't they done so before now. I do not believe that they will let go of such an asset as easily as that. Two very unnecessary and worthless points and it is not a minor proposal at all, it has the potential to cause significant disruption to the lives of five households and families.

Another point I would like to raise is the potential impact that another hot food outlet would have on the established takeaways in our small village. A business coming in from out of this area could prove harmful to their livelihood. I do not want another takeaway in our village there are enough.

Therefore I respectfully ask that you take into account the impact the parking issues have on our lives now on a daily basis, a busier unit will only add to that tenfold and for that very reason I ask you to uphold the decision of refused.

With kind regards

A black rectangular box redacting the signature of Sian Kelly.

Sian Kelly





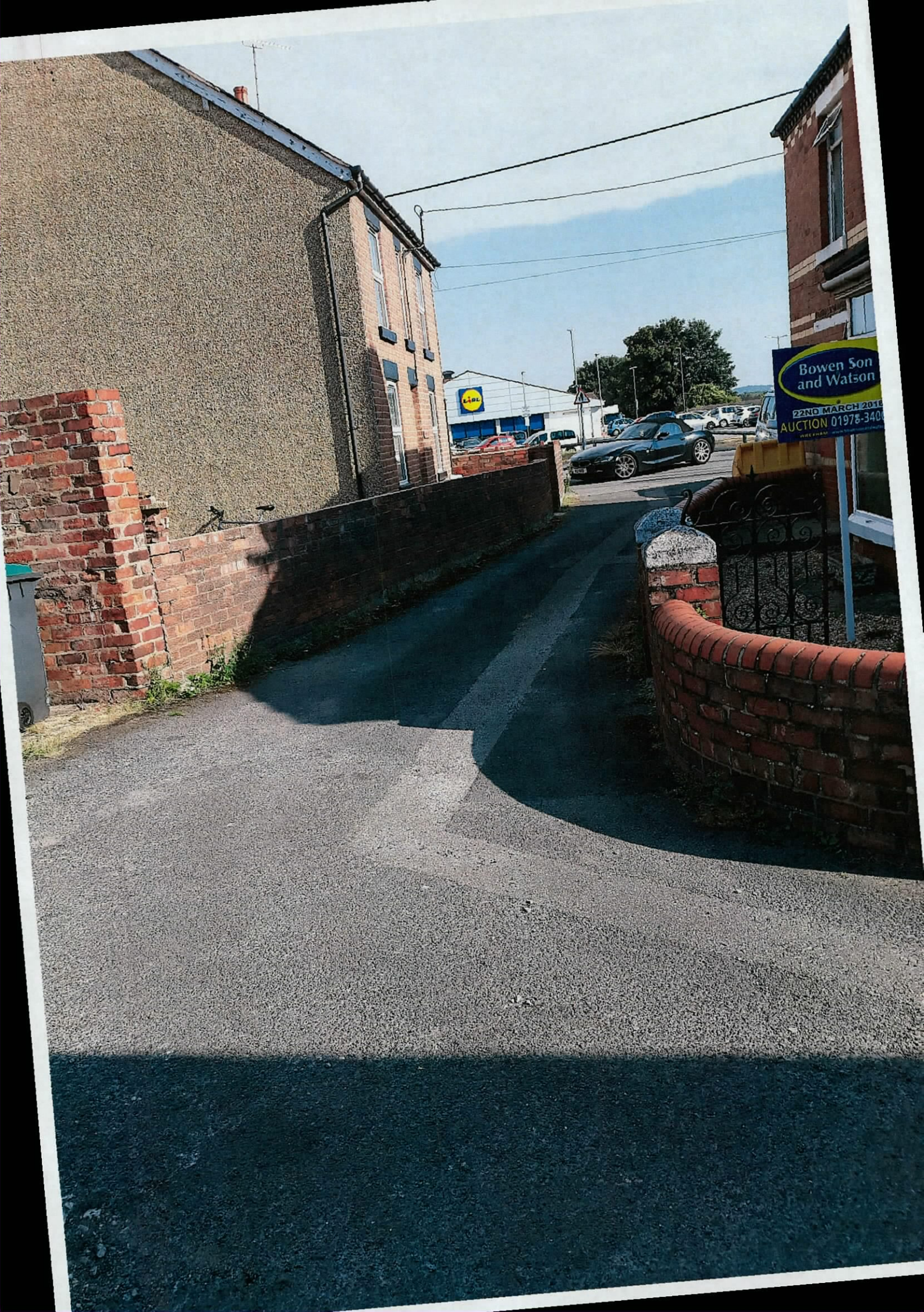
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