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The Planning Inspectorate
Crown Buildings
Cathays Park
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10th April 2018

Re: Demolition of Existing Structure and Erection of 9 Affordable Homes Apartments with associated parking and access – English Methodist Chapel, High Street, Brymbo.

Wrexham Planning Ref: P/2017/0319

Government Ref/Planning Inspectorate Ref: H6955/A/18/3195522

Dear Sir or Madam,

I am writing to object to the appeal made on this planning application. This is based around a number of issues:

Incorrect Name: The planning application states that the existing structure is the English Methodist Chapel in High Street. The building the planning application refers to is in fact the Welsh Calvinistic Methodist chapel known as Engedi. The English Methodist church is in fact a smaller building at the side of Engedi which is still used and not for sale.

Education Levy: As a retired teacher I find it unacceptable that developers try to get out of paying the education levy. As the vast majority of the planning committee agreed, setting a precedent for waiving this levy will open the door to every developer trying to do it. We are trying to get a new school in Brymbo to replace the current one which is over 100 years old. Developers who are selling properties to people who want to send their children to a good school should not get away with having this levy waived.

Parking: When the planning committee originally passed the application, they accepted that the developer was not meeting their parking standards as specified in LPG16, which specifies there should be 2 parking spaces for each 2-bedroomed apartment. Their reason for passing it was that if the developer appealed, then it would be overturned anyway by WG Inspectors. Surely WBC should stand by their own policies. Parking is very difficult in the High Street and residents of the apartments with additional cars and their visitors will have nowhere to park without taking spaces where existing residents park or by blocking access. Since the initial application, the bus service has also been significantly reduced, this increasing the need for residents to have their own transport and increasing the parking problem.

Affordable Homes: The developer insists in calling these apartments "affordable homes" thus implying that they are needed. Although the developer may see these as affordable, WBC officers state in their report.

"Whilst the applicant has described the proposed development as 'affordable', it is not so in the sense of national and local planning policy. As the development only makes provision for 9 dwellings, there is no need for the developer to provide affordable housing as defined by the Welsh Government."

Mass of the development: The building proposed is larger than the existing chapel and due to its mass, is clearly unsuitable in the High Street. WBC planning officers have stated in their report:



*"This would effectively result in a higher eaves level to accommodate the nature of the three stories and is considered to represent a **slightly more dominant building** in the streetscape when viewed from the south."*

You can see this clearly from the picture at the side. The proposed apartment block would be even deeper, which would also significantly limit the amount of sunlight to the adjoining property. You can also see from this picture that there are double yellow lines all around Engedi so additional cars have to park in the High Street.

You can see from the picture below that there are no spaces available on the High Street and cars are even parked on the bus stop.



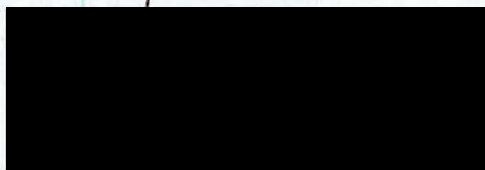
Lack of consultation: At no stage was I or surrounding neighbours consulted about this planning application before it went online. It appears that this consultation did not take place because planning officers knew that there would be objections from local residents.

However, even more concerning is the lack of consultation about the problems that the demolition of the chapel may cause. My property is around 2 metres from the chapel and when I asked Wrexham Planning about potential damage to my property, together with noise and dust issues, they simply said that it was between me and the builders. The builders have never approached me and I can't see how a huge building can be demolished without impacting a property 2 metres away.

Finally, all local residents feel that something needs to be done about the dreadful state of Engedi, but this application is not the answer. An application was put in around 10 years ago for 4 houses of a similar style to those adjacent to it. However, this was refused due to objections by highways, but a development twice as large seems to be acceptable.

I very much hope that you will take these factors into account in refusing this appeal.

Yours faithfully

A large black rectangular box redacting the signature of Linda Wheat.

Linda Wheat