

Planning Department
Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY
Date 15th June 2011

Mr Paul Cox
Min Rhodfa,
Minera Hall Road,
Minera,
Wrexham.
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Tel: [REDACTED]

Planning Application Ref: P/2011/0363

Dear Sir,

I am writing to oppose the planning application for change of use of the Tyn y capel from a community public house to a day care centre. Planning Reference **P/2011/0363**.

The Tyn is the only place that members of the community could meet up on a regular basis and socialise. Most of the villagers in Minera feel that the Tyn was a welcoming environment that they could always visit and catch up with their neighbours from the village.

Loosing this community meeting place will have a detrimental effect on the village and will fragment its social structure.

I understand that the owner of the Tyn has commented that the public house was not a profit making concern. But it was very obvious that he refused and blocked any ideas suggested by the staff to encourage more trade to boost profits. This attitude suggests that a hidden agenda was always in the owners other business interests.

You only have to consider the yearly events that were arranged by the Tyn to see the response from the village and surrounding area, they were always well attended with a sell out of all tickets made available.

We had our 25th wedding anniversary party there last year and the venue made a perfect location for this and other events critical to village life such as weddings, christenings, funerals and birthdays.

I believe that other areas within the location will suffer due its closure. Many walkers used the Tyn as a meeting place as part of their route. Advertising this in the correct literature will encourage visitors to the Lead Mines, Nant mill and the natural beauty of the Minera quarry. This will bring in much valued revenue for these attractions of North Wales that will enable them to survive for future generations to appreciate.

The Tyn is also not a safe environment for elderly or infirm people as it is located on 3 levels. Also I feel that the increase in day time traffic due to the coming and going of cars and mini buses will have an environmental effect on the area, causing extra road damage and increasing accident occurrences. Also with villagers having to commute to find a public house this will increase the previously mentioned issues.

The increase in day time traffic will increase the potential danger to the children of Minera either from playing out or walking home from school. There are limited paths from the school to the Tyn location and this will cause the increased risk to pedestrians. The Tyn as a pub experienced more evening traffic thus reducing the risk to children.

Under The Unitary Development Plan 1996 – 2011, Policy S9 proposals that entail the loss of shopping/commercial facilities will only be permitted where:-c) the loss of the facility would not prove **detrimental to the social and economic fabric of its locality**. I feel certain that the loss of the Tyn will have a detrimental effect to the social fabric of its locality.

Regarding the submitted grounds of appeal, I would like to comment on these point individually.

1. There was no increase in advertising. The only advertising attempt was to introduce the Wrexham saver card that was only applicable on particular days, if they were open!
2. There are no accounts submitted to support the fact that the revenue fell to as little as £85.00 per day.
3. The loyalty card was introduced 5 years ago and retracted 2 years ago. If they seriously wanted to increase trade they would not have retracted the loyalty card. As a destination pub it is not unusual for most of the customers to live 5miles plus from the venue. This trade dropped drastically when the pub closed during the week and the trip over to this venue became a waste of paying customers time.
4. The Five Crosses pub is a drinker's pub and not the kind of establishment that locals to Minera were made to feel welcome. They also did not supply fine dining as the Tyn y Capel once did.
5. The Tyn is now up for sale at an over inflated price that is purposely inflated to reduce interest. £499,000 for a none trading, and in the words of the Tyn's owners, a non profitable one is expensive in anybodies book.
6. The residents of Minera have never complained regarding the incidental use of the Tyn as a day care centre.
7. The suggested 13 jobs created by the day care centre is misleading as a large percentage of these are office workers carrying out duties for the nursing homes that Keith owns in Llangollen.
8. The day care centre employs no Minera residents and only supplies day care to 1 Minera resident. This does not support the direct community of Minera.
9. Patrons of the church opposite have regally requested the use of the Tyn for christenings, weddings and funerals and have been refused on many occasions which would have supported the revenue into the pub. It's ironic how Keith is now concerned about the churches well being.

I hope this letter conveys my strong feelings **against** the planning proposal to change the Tyn y Capel public house into a day care centre.

Yours Sincerely

Paul Cox