

Dear Sir or Madam

I have previously written to Wrexham Planning Department explaining my objections to the proposed change of use of the Tyn Y Capel public house and restaurant and I understand you will have received a copy. However, since reading Mr Roberts' appeal against this decision, I feel I must make some additional comments.

Mr Roberts has not provided any additional reasons in his appeal to explain why the decision of the Planning Committee should be overturned. He has now put the Tyn Y Capel on the market, but at a price which would deter any potential purchaser, especially as he has said it is not financially viable.

The village of Minera, with less than 1,000 properties was never going to be able to support a pub / restaurant business by itself, particularly in the current economic climate. However, as Mr Roberts correctly points out, many customers came from Wrexham as well as outlying regions, thus boosting the local economy and increasing tourism. One reason trade may have decreased recently was due to the irregular opening times. I live a 5 minute walk away from the Tyn and I have tried to visit several times and found it unexpectedly closed. People who have travelled some distance to find it closed are not going to bother again. The fact that it may be a "destination pub" does not justify its closure, in fact, I would have thought this attribute would be a bonus.

It was Mr Roberts himself who refused to lease the pub to the "Save the Tyn" campaign and I understand there is an email to this effect confirming this.

The Five Crosses is not and never has been an alternative to the Tyn Y Capel. There was no competition between the two premises, they served different purposes and different sections of the community. The Five Crosses is a drinkers' pub, not one which would be visited by families or people travelling any distance for a meal. I have never eaten at this pub, nor has it ever been recommended to me as a good place to eat in the 11 years I have lived in Minera. I had never had a drink there until, of necessity, the pub quiz was transferred there after the closure of the Tyn Y Capel. Mr Roberts himself describes the Tyn Y Capel as having a "magnificent setting" in an "excellent location"; no one would dispute this, its location is stunning, another reason for maintaining it as a tourist venue. The Five Crosses, on the other hand, is on the main road from Wrexham to Ruthin, with a view of a car park, a van sales business and the Industrial Estate. Its accessibility is of no consequence, it is the Tyn he wants to convert to a Care Home, not the Five Crosses.

The Day Care Centre is not a local amenity. As far as I am aware, none of those attending are from Minera, they are transported in by minibus. As a restaurant and public house, the Tyn generated local jobs, particularly for young people, giving them valuable work experience. The staff of the Care Home have relocated from other premises owned by Mr Roberts, it does not provide any local employment, hence there is no benefit to the local economy.

Although Mr Roberts does not (understandably) like being opposed, there is no call for his insulting remarks. I cannot comment on the “damming (sic) facebook campaign” as I have not looked at it, however, damning or not, it apparently shows a great deal of support for retaining the pub. This, along with the large number of letters of opposition sent to the Planning Committee, may well have had an influence on the outcome of the application, as would be expected. The “Save the Tyn” campaign” committee have been scrupulous in their attitude towards Mr Roberts, in fact at the last public meeting organised by the Campaign, they made the point that they have nothing personal against Mr Roberts or his Care Home; they, and the rest of the village, simply want to retain the local village pub. Mr Roberts' comment about “group amnesia” is both unnecessary and offensive.

The “Save the Tyn” campaign committee believe that the premises could, once again, become a viable pub and restaurant, as well as a thriving community centre. They have received a considerable number of pledges of financial support from local residents, should they go ahead with the purchase of the premises; they have also identified grants for which they can apply to provide additional financial support. The committee (of which I am not a member) consists of professional business people and financiers among the local residents, who really have done their homework, with regard to this project. I am quite sure that they do stand a chance, if allowed, to make a success of the last remaining focal point of the Minera community.

I hope you will support the decision of the Planning Department of Wrexham Borough Council and not allow this flagrant disregard of the Welsh rural policies to continue.

Dr Carolyn Grundy