

MINERA COMMUNITY COUNCIL
CYNGOR CYMUNED MWYNGLAUDD

Clerk: Mrs R. Sparey-Taylor. PO Box 2305, Wrexham, LL11 0FS

Tel: [REDACTED] Email:

Dear Sir or Madam,

RE: Section 78 Appeal: H/6955/A/2160262 (P/2011/0363 Tyn Y Capel, Church Rd, Minera, Wrexham)

Minera Community Council would like to reiterate their previous comments made to the original planning application. There comments are as follows:

1. The licensed premises have now been placed on the market but they have not yet been on the market for the required 12 months before a change of use has been applied for. This does not fit the policy test.
2. The Community Council has been advised by the planning officer that the application does not have a multi-use element and therefore cannot be opened as a public house at hours outside of the day care centre.
3. The Tyn-Y-Capel was used as a community function area and this will be lost under the current application. This does not fit with section 9 of the UDP.
4. Changing the use of the Tyn-Y-Capel without a multi-use element would lose a pub facility from the area.
5. Previous partial change of use to residential use was granted as it was expected that the landlord would reside at the public house, not at a daycare centre.

Kind regards

Rebecca Sparey-Taylor

Clerk to Minera Community Council