

## COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable for it. This can be found in the notification letter sent out by the local planning authority or the start date letter for it.

Comments submitted after the deadline may be considered invalid and returned to sender.

### DETAILS OF THE CASE

Case Reference: **APP/H6955/A/11/2160262**

Address of site  
Tyn-Y-Capel  
Church Road  
Minera  
Wrexham

Postcode

LL11 3DA

Grid Reference: Easting

3268868

Northing

3519057

### SENDER DETAILS

Name

Mr GRAHAM CAMPBELL

Acting On Behalf Of

N/A

### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case? Interested Party / Person

What kind of representation are you making? Interested Party/Person Correspondence

### YOUR COMMENTS ON THE CASE

Please provide your representation below.

We object against Mr Robert's appeal for the following reasons:

2.1 We agree that the pub is in an excellent location and is in close proximity for walking distance of at least 1000 adults and not on the outskirts of the village as stated.

3.3 As a regular visitor we were not aware of any special offers made available to myself or my husband who visited the pub at least a minimum three times a week.

3.4 We are aware of the son of Mr Roberts (Dylan) was managing the pub for a number of years and made no attempt to make locals feel welcome and discouraged the involvement of the local community to support them.

3.7 There was no objections by the regulars to support his secondary business of a day centre bearing in mind the primary function of the Tyn Y Capel was a public house.

## YOUR COMMENTS ON THE CASE (Continued)

3.8 as above

3.9 The pub was closed in February not March. It was obvious a decision had been made long before, as the intention was to discourage local patronage visiting the pub and change its use to that other than a public house. Examples include refusing group bookings for dining parties, increasing prices of local brews far in excess of competitors within the locality. Quality of catering diminishing to substandard. Refusal to accommodate funerals from the church opposite of which we were personally refused following a family bereavement.

3.11 The facts surrounding this so called damming action group has resulted in more than 5000 hits on the Facebook page with also his son Dylan and daughter in law supporting the campaign (although he did not support it when in charge) also the support and attendance of 90 people at the Wrexham County Borough planning meeting to object with support from BBC Wales, the Evening Leader and other media interests demonstrate this is hardly a small minority of locals. Also a campaign which has in excess of nearly £20000 pledges to maintain the facility of the Tyn y Capel.

3.12 From research in the area the market value of the property of similar premises has demonstrated the property is over inflated by at least £200,000, so is therefore not a fair market price.

The figures submitted from Mr Robert's accounts has not been transparent as we believe this public house has the potential to make a profit, albeit in the right hands.

4.3 as previously mentioned

4.4 As a regular visitor and a local for the past 20 years, we are aware of a loyalty scheme, but was only presented to certain individuals some within the area and some as far a field as Hertfordshire! There were a high percentage who were not offered loyalty cards even though they where regulars at the pub.

The Tyn y Capel is in the heart of the community and not 600 metres away from the village and if the local community had been encouraged and made welcome the business would have profited greatly from the benefits and other activities the pub had a potential to offer local residents. The Five Crosses pub does not offer the same facilities and is not located in the same area it does not afford the same views, exceptional location, as does not have a restaurant.

4.7 In respect of the daycare centre which was set up in breach of planning permission, we believe due consideration and the welfare health and safety suitability of such a facility has not been adapted sufficiently to meet the needs of the care standards and is therefore not suitable for the people who visit on a daily basis. These include disability access facilities, breach of fire regulations,(ie no fire alarm) suitability of site for access in snow and adverse weather conditions as the sites steep incline, also the fact that the facility is not being used by any member of the local community, no employment being offered to community locals .this is of no benefit to the local community and would better situated in a more occupied site such as centre of Wrexham. In turn that would minimize the environmental impact of transportation costs as Mr Roberts confirms that people attend the day care centre from as far afield of 15 to 20 miles Llangollen ie denbighshire.

4.11 The pub with the right management could be kept alive during the day as well as in the evening, the pub should have encouraged business luncheons, seminars etc.

4.12 With the closure of the community centre in recent years the limitation of the Church School the only other facility for meetings etc was the pub.

In respect of Mr Roberts closing remarks, During the 10 years in which Mr Roberts has owned the property I visited the pub a minimum of 3 times a week I have never seen Mr Roberts the owner within the public house he owns. Equally his son who has managed the Tyn Y capel for the past 10 years has also had very little interest in developing the facility for the benefit of the local community. It is therefore for the above reasons I strongly recommend and support the local planning recommendations to refuse the planning application for the change of use.

## YOUR COMMENTS ON THE CASE (Continued)

I also speak on behalf of my son and daughter and many other residents who may not have the on line facilities to support the above comments.

Graham and Kath Campbell