

Eardisland,
Pen-y-Palmant Road
Minera
Wrexham
LL11 3YW

Dear Sir,

Town and Country Planning Act 1990 - Section 78 Appeal at the Tyn-y-Capel, Church Road, Minera, Wrexham

I am writing to give you my comments on the appeal against the Section 78 ruling for the above. As a Minera resident, and one who was actively supporting the 'Save the Tyn-y-Capel' local campaign, I am supporting the case **against** the appeal.

The community of Minera need our local pub. We are not forcing someone to stay in a business which is not profitable, but it is clear that Mr Roberts did not want to continue running it as a pub.

It was well known amongst the community that the owners of the Tyn-y-Capel were not pushing to make it a success. There was very little marketing, and the business was run in such a way that you knew that they had no passion to make it a success, and the person who ran it - Dylan Roberts, was lazy, and universally disliked for bad treatment of staff (not allowing them to keep their own tips etc), and as such there was little loyalty to him amongst the locals. The pub itself, if run correctly, should have been a great success. I myself used to be an area manager for Bass Taverns, and can clearly see the potential and true viability of the premises if run correctly. It was also well known that much of the takings were not rung through the till - often weddings and large functions were not put through the business, clearly subduing the revenue.

The fact that on the 19th February 2011, on a visit for my husband's birthday, we found out *by stealth* that the pub was closing the following day, shows a huge disrespect for the locals and the local community. I understand that the owners refused to allow the staff to let people who had booked functions and tables in the coming weeks know that their bookings would not be honoured. What does THAT say about Mr Roberts' business acumen and regard for customer service? Unfortunately this manifested itself too late to do anything about it. If he had made it known of his intentions, the locals would have risen up to support.

It is clear to me that there was no intention to make the business a success, and he intentionally ran the pub down for this purpose. Why else would they close the doors at key business times - LIKE BETWEEN XMAS AND NEW YEAR!!!! the pub was also closed Monday-Wednesday most days and yet he had FULL TIME staff - paid vastly over the odds. I know that one barman was paid £16k per annum - far in excess of what the business could sustain, and far in excess of industry standard.

I believe that the council's decision to refuse the planning application is justified. The community require a pub which is run well, and for the benefit of the local community and also as a 'destination' gastro-pub, which is clearly sustainable due to its location and catchment.

I will now comment on the appeal letter:

3.10 Mr Roberts tries to mislead us by claiming that they made the difficult decision to close in March 2011. The pub closed on the 20th February - Sunday.

3.1.1 'a damning facebook campaign' (sic). I myself set up the facebook page, which showed our emotions and our anger at being treated so badly as a community. It was not a personal campaign, and is still very much ongoing and supported by the community: facebook/savethetynycapel. We simply want Mr Roberts to sell or lease the pub to the local community, or to continue operating as a pub and happily have a daycare centre running alongside.

4.3 Sufficient financial information - we do not believe this to be the case - he does not want his company exposed. We also understand he is refusing to make the accounts available to potential purchasers of the premises - Surely if he wanted it to be a success as a pub he would make these available - or does that concede that he perhaps ran it badly and it would be obvious that not all revenues were declared?

4.4 Loss of local facility - This is indeed the case. The 5 Crosses is not an alternative facility. It is a completely different type of pub, and does not have the aspect nor the local catchment of the Tyn, plus also the Tyn had the ready made wedding/funeral and christening business from the pub opposite, which was never exploited.

4.5 - Business Plan - The community committee were going to produce a business plan, but Mr Roberts refused to allow the pub being leased to the community. That is why he put it up for sale shortly after a meeting with the community committee.

Day care centre - The community would happily allow the pub to operate alongside the day care centre, if this would enhance a business viability. NB - we do not believe it is operating legally in its current form - H&S and Fire regulations appear to be being breached. Surely the council cannot allow the centre to operate in this manner?

I trust the above clarifies my position. **I urge you to refuse the appeal and enforce the refusal of the planning application for this premises.**

Yours faithfully,

Victoria Williams