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**THE PLANNING
INSPECTORATE
PINS 3**

'Oswestria'
Pen-y-Palmant Road
Minera
Wrexham
LL11 3YW

11th October 2011

The Planning Inspectorate,
Crown Buildings,
Cathays Park,
Cardiff
CF10 3NQ

Planning Reference P 2011 0363
Welsh Assembly Government Reference H/6955/A/2160262

Re Application for change of use Tyn-Y-Capel Public House, Minera, Wrexham

Dear Sir/Madam

We wish our views to be known with regard to the appeal against the decision not to allow change of uses of the Tyn-Y-Capel public House. We objected to the original application and have enclosed our letter of objection. Our views on the matter have not changed since then.

The only thing we would wish to add and to make you aware of is the large amount of public support that has been generated in the villages towards the idea of running the Tyn-Y-Capel as a community pub. There have been two well attended public meetings and an impressive committee has been formed which is taking positive steps to make this idea a reality. If you allow this appeal our hopes for once again having a pub at the heart of our community will be dashed.


David & Linda Tilston

'Oswestria'
Pen-y-Palmant Road
Minera
Wrexham
LL11 3YW

20th June 2011

Wrexham County Borough Council,
Planning Department,
Lampit Street,
Wrexham
LL11 1AR

Re: Application for change of use Tyn-Y-Capel Public House, Minera, Wrexham
Case Number P/2011/0363

Dear Sir/Madam

We wish to object to the application for a change of use of this fine ancient country pub in the heart of our village.

We base our objections as follows:

We believe the Tyn-Y-Capel to be truly unique in the Wrexham area. It enjoys unbroken views of Minera Mountain – one of the area's finest natural landscapes. The pub itself has been tastefully modernized to take advantage of this most marvelous setting which it has enjoyed for hundreds of years.

The Pub, opposite the Church, has been at the heart of our village for so long that although this landlord has been unable to make sufficient profit it does not seem right that the village should be deprived of one of its main assets.

The Tyn has provided a useful source of full and part time employment for young people in the village both in the kitchens and restaurant. Both our children had their first taste of the working world at the Tyn. It was a safe and happy place to work without the necessity of traveling out of the village.

We note policy S9 of the Wrexham planning guidelines states that the planning will only be allowed if "the use is no longer viable and all reasonable attempts to sell or let the business over a 12 month period have proved unsuccessful".

We know of no attempts to sell or rent the business as a public house. The business was closed overnight without any notice. We believe this point to be central. If there had been several attempts to run the pub that had ended in failure we would reluctantly accept that the village could not support the pub. This is not the case and a meeting in Minera School

last week where over seventy local people attended showed there would be extensive support for anyone who attempted to re-open the Tyn.

We need another chance to keep our pub and we are convinced that it would be successful. Just because the current owner has found an alternative use which he believes will be more profitable does not in our opinion justify depriving the village of a pub like the Tyn, which if this planning is granted would mean our public house would be gone forever.

Yours sincerely

David & Linda Tilston