

Town and Country Planning Act 1990
Section 78 Appeal at: WORTHENBURY ARMS, CHURCH ROAD,
WORTHENBURY, WREXHAM
P/2009/0632

Dear Sir or Madam,

I request that you refuse the appeal detailed above. My reasons for this are as follows:

1. The developer has blatantly disregarded the spirit and letter of the original planning permission P/2005/0612 which allowed the construction of 4 residential dwellings in the pub car park on condition that these would not be occupied unless the pub was in use. The houses have all been sold contrary to this condition. I believe many residents did not object to the original application in the naïve belief that the developer would use some of the proceeds of the sale of the houses to offset the costs of improving the pub building.
2. The developer now seeks to turn the pub into further residential dwellings having allowed the pub to deteriorate to a state that makes it extremely unattractive to any prospective tenant / owner. Indeed the planning application in December was refused on the grounds that "adequate steps have not been taken to market the premises as a public house, in that the buildings are not in a condition in which they are suitable for re-use as a pub."

To allow this appeal would be to set a precedent to this and other developers that they need only pay lip service to the planning process.

3. Notwithstanding the above, Worthenbury population has grown significantly in the last 7 years and the loss of such a key amenity to the community must be resisted. The village now only has the church and village hall having lost its shop, post office and school.

4. Finally in a recent audit of the needs of rural communities conducted by Northern Marches Cymru, the need to retain the pub was specifically mentioned.

It is my belief that the only way to retain village pubs is to ensure that permission for a change of use of the premises is consistently refused. There is no doubt that the property is of considerable more value to the developer as a residential property, but once converted, there would be little or no hope of establishing another pub within the village.

I ask you to refuse the appeal.

Yours sincerely
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