

Dear Sirs,

We wish to confirm our objections to the appeal lodged by the Applicants against the decision of the Wrexham County Borough Council in respect of change of usage of the above property

Over a period of several years the Applicants have let the property fall into a state of disrepair to the extent that the leasing or sale of the property has been severely prejudiced.

On a number of occasions we have attempted to ascertain the status of the property , its purchase price , or the terms on which it could be leased, and have had no feedback from the advertised agents even after telephonic enquiries.

We are not aware that the property has ever been offered for sale, with a reasonable reserve, at auction or to advertise it locally for sale other than by the agents from whom we have received no response .The applicants themselves do not seem to have made any concerted attempt to reopen the premises under management or by tenancy. They have not carried out any improvements, maintenance or renovations to the property that could have attracted the interest of either prospective tenants or purchasers.

At the time of the initial granting of the application for the erection of housing coupled to the retention and use of the existing Public House the local community were assured that every effort would be made to reopen the licensed premises which offered a valuable social and community facility in the village. The community itself has always and will enthusiastically support the reopening of the Worthenbury Arms.

The fact that the Applicant has cynically ignored both the intention of the Council and the support of the local residents and made little attempt to meet the conditions of the planning approval must be considered.

The Applicants then letting the property fall into disrepair should not be ignored .It is our opinion that it was always the Applicants intent to achieve residential development approval for the full extent of the Worthenbury Arms site including the existing premises.

We trust our objections will be taken into account and that this Appeal will be rejected

Yours Faithfully

Arthur and Lynne Barclay.

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