

Offa Ward Adran Offa



Councillor : R. Alun Jenkins : Cynghorydd

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

September 17th., 2009

e-mailed to wales@pins.gsi.gov.uk

Dear Sirs,

Town and County Planning Act 1990
Section 78 Appeal at: 45 Bellevue Court, Wrexham
Change of use of apartment to Hair/Beauty Salon and Site Office - WRO P 2009 0370
WAG Reference: H6955/A/09/2108986

I am local Councillor for the Offa Ward in which the appeal site is located, and will be pleased if you will take the following comments in support of the Council decision into account in reaching your decision on the Developer's Appeal.

The Penybryn area of Offa Ward leading to the Town Centre is very run down and formed a major part of the Bridge Street / Brook Street Regeneration Area created in 2000. Demolition works funded by the then WDA commenced in 2003, and a £1.6 million grant was allocated by WAG for substantial environmental improvement which brought new quality paving, street furniture and street lighting to the whole of the renewal area during 2003 and 4. A Planning Brief for the Renewal Area was approved and adopted in July 2004. Tinters Square forms Sub Area 3 of the overall area, with the following Key Objectives:

1. To establish a form and identity for Tinters Square, in the Pen-y-Bryn streetscene through :-
 - The quality and design of the public street space,
 - Strengthened corner elements,
 - Defining strong and distinctive street frontages,
 - Establishing views of the Park from Pen-y-Bryn,
 - Strengthening pedestrian links to the Park and Lea Road.
2. To protect and enhance the setting of the Park.
3. **To establish a residential based community around the square to reflect and complement surrounding uses, which are predominantly residential in character.**

Policies 3 and 4 in the Brief state:

3. **Development should be predominantly residential** in order to contribute to the vitality of the area through:
 - Minimum density of 40 units / hectares.
 - **Provision of a range of residential accommodation.**
- 2 **Car parking** should be off-street and accommodated within the development, with a provision of **1 space per unit.**

The creation of the regeneration area offered a once in a lifetime opportunity to bring new life

back into the area, bringing in new and permanent individuals and families with a commitment to the revival and future success of the local community.

It was pleasing therefore that in 2004, approval was given for 40 quality apartments on the former Sports Connection Gym site - a purely residential development, with no shops or offices - on a prime location overlooking the historic Bellevue Park (known locally as the Parciau), with a linked approval for a further 9 apartments on the Garage site on the Penybryn frontage into Tenters Square. Amended plans were submitted for 40 apartments when it became clear that the development of the Garage site was premature. The parking plan showed one parking space per flat (with 2 each for two of the larger flats) plus four Visitor and one Maintenance parking place. The Developer and his Architect worked closely with the Council to produce a development which in design and detail met the requirements and expectations of the Planning Brief.

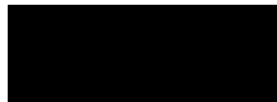
In March this year, application was made for change of use of one of the apartments, no 45, Bellevue Court, into a Hair / Beauty salon and site office, and this was refused by a unanimous vote of the Planning Committee at the meeting on 6th April. Number 45 is one of a group of six apartments on three floors, gaining access from a single common entrance door and hallway from Tenters Square. The Committee agreed that introducing a business use would produce noise and disturbance to the other five properties in the group of 6 flats and to other adjoining flats. Approval would also set a precedent whereby it would be difficult to later turn down subsequent applications to convert other apartments in the block or development to business or office use. Further, the four car parking spaces required for the Hair / Beauty Salon would be the four allocated for Visitor Parking, at the furthest end of the lower Car Park. There was no mention in the application of signage which would be essential to make any commercial use viable, but any such signage would surely be completely out of place and change the character of a building, planned, designed and built as a high quality residential development, in accordance with the requirements and expectations of the Planning Brief.

A further almost identical application was submitted in May, and was also rejected for the same reasons by the Planning Committee at its meeting on 1st June. It is this second refusal that is the subject of this particular appeal.

It is understandable that the present economic climate has caused problems to the Developer of this important site, and in more favourable circumstances, there is no doubt that there would be little difficulty selling / letting these properties, located adjacent to the Parciau and close to the Town Centre. It would be wrong to change the planning approval merely to overcome financial difficulties. I trust that you will be able to support the Council in rejecting this application.

I shall be pleased if you will provide me with a copy of the eventual appeal decision.

Yours sincerely,



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