

Oddi wrth y Cynghorydd / From Councillor
Graham Rogers



Cyfeiriad Catref / Home Address

7 Bell Court, Hightown, Wrexham, LL13 8QP

Ffôn/Tel: [REDACTED] Symudol/Mobile: [REDACTED]

e-bost/e-mail: graham1.rogers@wrexham.gov.uk

www.wrecsam.gov.uk www.wrexham.gov.uk

From Councillor/Oddi wrth y Cyngorydd

Graham Rogers



10th December 2018

The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ



To whom it may concern

Re P2018/0772

Garthwyn, 82 Beechley Road, Wrexham

I am the local Councillor for the both the county and community Council for the ward of Hermitage, I am also a member of the Beechley Road Residents Association, and am a member of the Planning Committee, the application was heard on Monday the 5th November 2018, it was thoroughly debated arriving at a conclusion for a site visit which took place on Friday the 16th November 2018.

The purpose of the site visit was to assist members of the committee to witness for themselves the effect that the proposal by the applicant, would have by accessing the parking facility which runs across the front of the building and in turn would infringe on one existing parking spot situated in front of the purpose built garage, by adopting what is being suggested, it would I believe cause issues of accessing and departing the property of 82 Beechley Road. I believe if the application is approved it will result in the parking of vehicles on the road at an extremely busy junction of Beechley Road / Bennions Road currently protected by double yellow lines, recently have observed there are two vehicles parked outside the property and are not on the access to the garage that is being suggested in front of the garage, I have on occasions observed the vehicles are parked on the prohibited area of double yellow lines which in itself causes unnecessary traffic chaos.

The development site is located on the corner of a busy junction comprising of both Beechley Road and Bennions Road, both roads are unclassified and are subject to 30mph speed limits.

The applicant has submitted a revised layout and indicates that the widening of an existing access of Beechley Road, (in my opinion can cause a multitude of problems) due to the suggestion of increasing the access by a further metre, the applicant also suggests in reducing the height of a boundary hedge which will maximum visibility which I have to question.

- 1 -

Guildhall, Wrexham, LL11 1AY Tel: 01978 292000
Neuadd y Dref, Wrecsam, LL11 1AY Ffôn: 01978 292000

Home Address/Cyfeiriad Cartref:
7 Bell Court, Hightown, Wrexham, LL13 8OP
Tel/Ffon: [REDACTED]
Email/Ebost: graham1.rogers@wrexham.gov.uk



Beechley Road is a thoroughfare for accessing the town of Wrexham leading to Belgrave Road which leads to shops, supermarkets and Erddig (owned by the National Trust) which during many months of the year sees traffic mobility increases. The road is narrow, the parking on both sides by cars of present householders and in some cases two/three cars per family is already resulting in traffic issues and difficulties, the road itself also facilitates the use of numerous school buses and school transport which is excessively busy both at morning and afternoon times, the schools in question are Ysgol Bodhyfryd (Welsh medium school) and St Christopher's (special needs school).

I have been in dialogue and conversation with many if not all of the residents associated to the street of Beechley Road and the surrounding streets of Hermitage, in general there is much anger shown by the people I have spoken to in relation to the applicants application to have a further House in Multiple Occupation (HMO) within the community, this will affect there every day lives and causes tensions in the community with the possibility of additional parking issues which will effectively result in the addition of further vehicles being parked in an already congested parking area. I say this as the application shows a six bedroom property with seven occupants, it is likely the occupants will have family, friends, maybe carers and visitors visiting them, hence I have to pose the question and draw to your attention where will vehicles be parked in an already congested area.

Having observed the content of the report which was submitted as part of the addendum to the Planning Committee on the 5th November I trust you will take on board the concerns raised by some of the representations contained within the report, in total there are eight observations which is the thinking of many residents within the street of Beechley Road, there thoughts and concerns have been expressed to myself along the lines that you will privy to by reading the report and coming to a conclusion, either for or against the application.

It has been drawn to my attention by residents that currently prior to any decisions being made there are more than one persons residing at the property and again vehicles are being parked on an area that restricts parking, which is being completely disregarded by both the occupiers and the landlord (Mr Konadan) which in turn adds more anger to the residents and to myself by completely ignoring the non parking regulations which through my hard efforts I managed to persuade the Highways Department of Wrexham Council to install some time ago.

I also note from the report which was submitted on the 5th November (pages 155 to 166) of the recommendations that are self explanatory prior to the site visit, here again I would like to draw to your attention the conditions and reasons being suggested in paragraph 1 and 2. It also states in recommendation that by adopting the creation of such a site it would be safe and satisfactory access in the interest of highway safety **which I have to question**, as I

- 2 -

Graham Rogers



feel it would have the adverse effect. Also in the recommendation report it makes reference to an additional advisory note which is suggesting that the lighting column located alongside the access must be moved in order to widen the access, the suggestion that is being stated does not make any sense to myself and should the application be approved the access to and from the site should be on Bennions Road.

Should the application be granted and the additional traffic it will entail in my opinion untold problems on an extremely congested busy road. There is also the possibility of accidents occurring as some road users do not think of others by traveling in excess of the recognised speed limit of 30mph, I urge the Inspector to seriously consider the ramifications to the road, its users and the residents should this application be granted, it will I believe cause untold damage to the community of Hermitage and Beechley Road. I urge the Inspector to witness for themselves in having a site visit to be privy to the present issues and observe the busy times of the day when parking is of concern.

Beechley Road at present has six Houses of Multiple Occupation (HMO's) which comprises of residents associated with the agreement between the landlord and Wrexham Council, however, I have been advised by the Chair of Beechley Road Residents Association it appears there could be additional non registered houses with the Council, which appears to have more than the recognised number of 3 per property, I understand one of the properties is number 44 and I have requested this property be investigated by Council Officers within Public Protection remit and the named person is Mr Wyn Morgan as of writing this report I'm awaiting his response from the investigation that is being carried out.

In conclusion, I would urge the Inspector to refuse the application on the grounds of access, parking and safety issues, the possible over population of HMO's within a defined street, I request the Inspector takes notes of my concerns and to everyone's despair within Beechley Road and takes heed of a strong petition that has been organised by the Chair Mr J Harding of the Residents Association declaring their strong and utmost concern of not having to witness another HMO in Beechley Road.

May I thank the Inspector for taking the time of studying my response to the proposed application and I trust the points contained within the report will be an insight into my concerns and to the concerns of my constituents in Beechley Road.

Yours Sincerely


Cllr Graham Rogers
Hermitage Ward

- 3 -