

From: [REDACTED]
To: [REDACTED]
Subject: H6955/A/18/3217151
Date: 24 December 2018 16:13:29
Attachments: [No 82 appeal draft.docx](#)
[EPSON003.JPG](#)
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Dear Sir/Madam,

Please find the attached document which is our response to the appeal against Wrexham Planning Authorities to refuse permission for HMO status for 82 Beechley Road Wrexham. Also attached is a petition signed by 100 residents. I would appreciate confirmation of receipt.

With thanks

John Harding
Chair.

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Beechley Road Residents' Association

We the concerned residents of the road wish to register our strong opposition to the reversal of Wrexham Councillors decision not to grant permission for a licenced HMO at No. 82 Beechley Road.

We request that the inspector looking into this case considers the following points which have the backing of the overwhelming majority of residents.

1. Our local councillor, Mr. Graham Rogers, has outlined the concerns we have in relation to access and parking in some detail and we fully endorse his comments. Within an 800-metre radius of the road we have two large primary schools, one secondary school and a large special needs school which serves the whole of the County Borough. The resulting traffic flow from these schools has a major impact on the normal traffic flow of the road. Almost all of the children (and their parents) living locally attend one or other of these schools, and many of them use Beechley road as pedestrian access to those schools.

The road is also used by motorists as a means of avoiding traffic lights and congestion on the A525. The property concerned stands at the end of the road on a junction with Bennions Road, and traffic is forced to queue outside the property at peak times. This point was clear to councillors during their site visit when they caused major disruption to the flow of traffic by parking outside the property.

2. Our association exists to promote good relationships and residents perceive our road as a community. The radial criteria adopted by the planning authority to establish whether or not there are existing HMO in the area does not recognise this and includes within it sections of three other communities. By doing this, and not considering the implication using postcode or linear criteria, an unrepresentative and quite false picture is created. A postcode version would show that 10% of the properties are already licenced HMO and if you just look at the westerly half of the road (wherein lies the property) this becomes 25%!
Any decision to increase these percentages would seem to be a direct attack on the quality of life of long-term residents.

Postcodes are regularly used by a whole range of organizations to make educated guesses as to residents' suitability for such things as insurance, finance and general risk. Crime statistic are correlated by postcode! A number of the existing HMO have experienced visits by our local police force in recent times. Any prospective house buyer would most certainly be influenced by such statistics which are freely available on line.

3. Rentals constitute 25% of the properties of the road, and we have sheltered accommodation provision for the elderly. We have no issue with this, it is a reflection of the property market. Most of these are occupied by medium to long term residents and many of them actively participate in community activities organised by the association. They make a valued contribution to the life of the road. The residents of the HMO are transient and have no interest in integrating with the wider community. The properties clearly advertise themselves by being the least well looked after houses in the road and by the rubbish which is regularly on display in their small front gardens. Bins are stored in front gardens despite all of the properties having rear gardens with good access, and are regularly left overflowing on the pavement days before and after collection day. The absence of any planning control in recent year has resulted in a situation where the existing six HMOs having a total of some 30 residents, have off street parking for just one vehicle! Is it any surprise that this leads to conflict with long term residents most of whom have no off-street parking themselves?

In the past the road has been demographically varied with all age ranges represented. However, in recent years we have seen a substantial rise in the numbers of 20/30 year old males who move on very quickly. Families are the life blood of any community and it is becoming increasingly difficult to attract them given the perceived nature of the road. This downward spiral has been experienced by many communities in all parts of the country, and results in a lack of interest shown by young people looking for a stable and family friendly community.

4. The applicant has shown utter contempt for the local residents by claiming he had consulted widely with both the immediate neighbours, and with the wider community. This was a premeditated lie, not a single resident of the road (or adjacent roads) was in any way approached or consulted. He also states that the existing parking along-side the house, is suitable for two vehicles. It is only 2.8 m wide, not wide enough to open a modern car door, and would also mean they would be parked in tandem (not permitted for HMO).

If, as he maintains in his submission, the house is unsuitable for occupation by a single family, why has he not considered the other alternatives open to him. The property could very easily convert into two flats, both of which could accommodate small families. The garden is large and could easily be split and would afford ample parking as well as recreational space, with access off Bennions road, negating the requirement to fell the mature tree which stands on the frontage.

This would secure the long-term future for the house and provide much wanted accommodation for young families, or elderly people, and prevent our community becoming saturated by groups of young males whose lifestyle is incompatible with that of an established community. A further concern is that if he is successful

establishing a HMO he will, in the future, seek permission to extend the property and create accommodation for an even larger number of individuals.

We are in the process of securing a Preservation Order on at least one of the fully mature trees that stand on the site, trees which in his planning submission he clearly stated did not exist! The only reason he could have to make such a statement is that he intends to give himself the option of being able to fell them in order to ensure they do not interfere with any plans he might have to extend, or even create a new build. This tree is fully mature, and the only remaining beech tree which contributed towards the naming of our road one hundred and twenty-five years ago.

5. Our association can do little to change shameful planning decisions taken in the past which has led to the cluster of existing HMOs. However, we are determined to ensure that future decisions are taken in the best interests of those who have to live with the consequences, namely long-term residents.

We would like to thank you for the opportunity of raising the concerns of the 100 residents who have signed the attached petition. This represents the vast majority of properties in the road and is a very real display of the strength of feeling within the community, a large number of whom exercised their right of protest at the site meeting held a month ago. We would also request that the appointed officer making the decision should view the site for himself in order that he fully appreciates the reasons for our, and our local councillor's, deep concern.

Yours sincerely

John Harding (Chair).

Beechley Road Residents Association

We the undersigned, being residents of Beechley Road and members of the above association, wish to register our objection regarding the granting of HMO status to property number 82.

Name	Address	Signature
S J Lacey	60 Beechley Rd	
S J Lacey	50 Beechley Rd	
R WILLIAMSON	50 Beechley Rd	
[REDACTED]	48 Beechley Road	
Lillian Richards	48 Beechley Road	
Peter Jones	48 Beechley Road	
HILARY JONES	40 BEECHLEY ROAD	
S J REID	32A BEECHLEY ROAD	
[REDACTED]	32A Beechley Rd	
Phil Landon	30 Beechley Rd	
Ian Prydderch	31 Beechley Road	
Linos Prydderch	31 Beechley Road	
Nan O'Sullivan	31 Beechley Road	
Gethin O'Sullivan	31 Beechley Road	
DANIEL WILLIAMS	35, BEECHLEY ROAD	
LAURA WILLIAMS	35, BEECHLEY ROAD	
KINGA SLOWAKOWSKA	52 Beechley Road	
ANDRZEJ SLOWAKOWSKI	32 Beechley Road	

Beechley Road Residents Association

We the undersigned, being residents of Beechley Road and members of the above association, wish to register our objection regarding the granting of HMO status to property number 82.

Name	Address	Signature
Jessica Owen	17 Beechley Rd	
Quonda Lloyd	15 Beechley Rd	
Hywel Hughes	21 BEECHLEY RD	
Vanola Hughes	21 BEECHLEY RD	
Nia Gooding	21 Beechley Road	
Thyllis Bracegirdle	29 Beechley Rd	
ALAN PERERS	33 Beechley Rd	
LINDA PERERS	" " "	
Paul Brunt	34, BEECHLEY, RD	
LAURIE THOMAS	34, BEECHLEY, RD	
STEPHEN THOMAS	364 BEECHLEY RD	
KAREN THOMAS	64 BEECHLEY RD	
B BIRCH	41 Beechley Rd	
h. Harding	37 Beechley Rd	
MUHAMMAD SAEED	45 BEECHLEY RD D.	
Jose Valentin	47 Beechley Road	
Isabel Valentin	" " "	
Lisa Valentin	" " "	

Beechley Road Residents Association

We the undersigned, being residents of Beechley Road and members of the above association, wish to register our objection regarding the granting of HMO status to property number 82.

Name	Address	Signature
Rene Valentin	47 Beechley St.	
Jenny Lloyd	51 Beechley Road	
TONY LLOYD	51 BEECHLEY RD	
Ima Williams	53, Beechley Rd	
Tracy Williams	53	
Bouindespt Dhalwal	61A Beechley Road	
JITENDER DHALWAL	61A Beechley Road	
GRAHAM GADDS	61 BEECHLEY RD	
ZINSEY GADDS	61 BEECHLEY RD	
J H BIDDLE	63 Beechley Rd	
M. G. BIDDLE	63, BEECHLEY RD	
J Powell	10, Beechley Rd	
S Graham	74, Beechley Rd	
A. Graham	74, Beechley Rd	
J Smith	62, Beechley Rd	
A. Rhinod	" "	
M. Mayo	" "	
Dr. S. L. D.	62	

Beechley Road Residents Association

We the undersigned, being residents of Beechley Road and members of the above association, wish to register our objection regarding the granting of HMO status to property number 82.

Name	Address	Signature
JOHN HARDING	37 BEECHLEY ROAD	
KEITH TAYLOR	78 BEECHLEY Rd.	
PAUL SCORRETT	26 BEECHLEY RD	
CARLYNE HOFMANS	28 BEECHLEY ROAD	
daniel Rofferty	28 BEECHLEY ROAD	
AUDREY THOMAS	22 BEECHLEY RD	
TERESA MACH	24 BEECHLY RO	
HUMA ANDREWS	20 BEECHLEY RD	
P Whitham	16 Beechley Road	
CHRIS JONES	in Beechley Road	
KEVIN HILL	3 BEECHLEY RD	
GRANNE CARR	7 Beechley Rd	
	7 Beechley Rd	
B Williams	9 Beechley Rd	
B Phillips	9 Beechley Rd	
Anna Roberts	17 Beechley Rd	
Ian Roberts	17 Beechley Rd	
Hanson Owen	17 Beechley Rd	

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Name

Address

Signature

LIAMZETH ROBERTS	57 BEECHLEY ROAD
PAUL SIMMS	72 BEECHLEY ROAD
KEITH WILLIAMS	38 BEECHLEY RD
DOROTHY WILLIAMS	38 BEECHLEY RD
DAVID EVANS	39 BEECHLEY RD
CAROLE EVANS	39 Beechley Rd
GAYNOR SPENCER	59 BEECHLEY RD
PAUL SPENCER	59 BEECHLEY RD
FLO WILLIAMS	7M William
RYDIA WILLIAMS	53 Beechley Rd
(Mrs) Griffiths	59 Beechley
P. Roberts	59 Beechley Road
S. Norfolk	59 Beechley Rd
[REDACTED]	59 Beechley Rd
[REDACTED]	1K Lys 27
[REDACTED]	59 Beechley Rd
Cynthia George	59, Beechley Rd
[REDACTED]	59 Beechley Rd
MR E. [REDACTED]	67 Beechley
S. Cherna	1 Beechley Rd

Ron + Jayne Adams	68 Beechley Rd
Simon & Cheryl Roberts	69 Beechley Rd

Beechley Road Residents Association

We the undersigned, being residents living within the locality of No. 82 Beechley Road, wish to register our objection regarding the granting of HMO status to the property.

[illegible]