

From: [REDACTED]
To: [REDACTED]
Cc:
Subject: Appeal H6955/A/17/3179307
Date: 19 August 2017 16:44:54
Attachments: [Rear access road enlarged.doc](#)
[van close wall.jpg](#)
[van close car2.jpg](#)
[Kent jones letter.jpg](#)

Dear Planning Inspectorate,

I write to you in connection with planning appeal ref: P 2017 0329 - 64 Pen Y Bryn -Wrexham

Government ref:H6955/A/17/3179307

Start date 10/07/2017 - I realise I have left it rather late to contact you. However I have been out of the country on holiday and the 6 weeks is up on Monday 21st August.

Today's date is Saturday 19th August, therefore I trust my objections will be taken into account as this email falls within the deadline.

My family upholstery and soft furnishings business is located right next door to this proposed application, our building are attached.

We have operated from this retail site since 1946, when my grandfather started the business. I strongly object to the application for a 10 bed HMO.

It will have a massive detrimental affect on each and every business in the area. We are currently a block of 5 retail shops / offices. To place a HMO right in amongst us makes no sense what so ever.

Suitability of site?

Our buildings are joined together - we have an upholstery workshop. Using compressed air staple guns, hammers, chisels and numerous woodworking tools. All of which are very noisy. The workshop opens at 8am and in busy periods is open till 9pm and at weekends. Noise has never been an issue for our neighbours, as they are closed at weekends (shop & office) - but a 10 bed HMO? Surely the occupants will be kept awake or woken early in the morning? What if they are working shifts and need to sleep during the day? This is clearly not a suitable application for change of use. You cannot grant change of use and then expect our workshop to stop making a noise - we have been here for 71 years - 3 generations of family business.

Lack of parking

Simply there is no parking - a 10 bed HMO will require vehicles - where will they park? The streets are already clogged up. I arrive at work every morning and there is nowhere to park.

Applicant not suitable person to own HMO's

Unfortunately the applicant Arran Pritchard owns at least 40 properties and HMO's in Wrexham and is devastating the local area by buying up all the housing and seeking to increase the number of HMO's he owns. Families are being driven out and whole streets are becoming bed sit ghettos. [REDACTED]

[REDACTED] As one of Wrexhams oldest established businesses, this is the last thing I need on my door step! We already have a HMO opposite our shop and most of the housing around is rented out with bed sits - most of which are unlicensed and Wrexham council know nothing about them.

The applicant has already been fined by Wrexham council £17,500.00 for breach of licensing conditions. (link here :

http://www.wrexham.gov.uk/english/council/news/landlord_prosecuted_15.htm) - why on earth anyone would let him have more HMO's is beyond me. He now uses agents or his three separate companies to licence properties.

False declaration on Planning application and appeal.

The applicant has stated he will own the rear access entrance and yard area. I have expressed my concern many times to the Wrexham Planning department, committee, applicant and person selling no. 64 Pen Y Bryn. The applicant does not and will not own any part of the rear yard, access road or entrance. All shops have joint access and rights of way. The applicant proposes to build 2 x Bike stores and have a permanent car parking space.

This is not possible - as he will not own this land. I have been in touch with the estate agent selling the property, my solicitor has also written to the seller. I have written proof no. 64 does not own the land in question - the boundary is clearly marked on land registry WA591708 (I will attach all relevant documents to this email)

Aaran Pritchard has been challenged about the ownership of this land. He has stated in local press and in amendments to his application, insisting he will be purchasing not only no.64 but also the land to the rear. So its not an error on his part. He is trying to steam roller this through regardless.

I draw your attention to his Appeal form -Part J - site ownership certificates. He has ticked box Certificate B.

No notice has been served to any of the adjoining retailers, we have not been consulted in any way about the ownership of land or the planning application. I believe this alone should invalidate his appeal - as the applicant is falsely claiming land he does not own and can never own. Again this is not an error on his part, as he's well aware of the situation.

* If the application is allowed and he builds the bike stores and permanent parking space. This will block access to my private loading bay and van parking space. Which we have had access to since 1946. That means I will no longer be able to carry out my business from this site. It will also hinder access to the rear of the remaining 3 shops. Surely this cannot be allowed - for Wrexham Councils Planning Department to say this is not an issue for them- " its a private matter" is outrageous - this is my livelihood on the line here.

The applicant will stop at nothing until he gets what he wants - regardless of the detrimental affects on local businesses and families. I hope for once common-sense will prevail and you will please see through this and refuse this application.

If you require any further information or documents please contact me on [REDACTED]

Photos attached of rear yard and registered plan of no.64. Also a photo of letter from estate agent proving Aaran Pritchard will not own the rear land.

PLEASE CONFIRM RECEIPT OF THIS EMAIL

Mr Sean Price,
Robert Price & Norma Price
Price Brothers Upholstery
62 Pen Y Bryn
Wrexham
LL13 7HY

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(Please acknowledge receipt of this email)  
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ESTATE AND LETTING AGENTS

The 58, 60 & 62 Penybryn Action Group
c/o RMD Accountancy
58 Pen Y Bryn
Wrexham
LL13 7HY

Ref: RGJ/RE/CB10
Date: 24th July 2017

WITHOUT PREJUDICE

Re: 64 Pen Y Bryn, Wrexham

I refer to your without prejudice letter of 18th July which was hand delivered through my door on the night of 20th and also Mr & Mrs Davies letter of 21st.

Mr. Williams is **not attempting** to sell 'the rear entrance and a large section of the access yard'. This area **does not belong** to Mr. Williams. This he made very clear to Sean Price recently. Everyone who uses the access is aware that it is a 'shared' access for the convenience of the properties No. 58, 60, 62 & 64 and has been since 1982 (when he moved in) and probably for a long time prior to that.

Mr. Williams was not even aware that a 'caution' had been placed on that piece of land until recently although with the benefit of hindsight it cannot be a bad thing for it informs the user, should anyone 'come out of the woodwork' to claim title, and enables them to contest it. The prospective purchaser of no. 64 has been informed of the legal status of the area of land and would already have realised from the Land Registry document that it was a 'caution' not title of ownership. We cannot answer for his actions since.

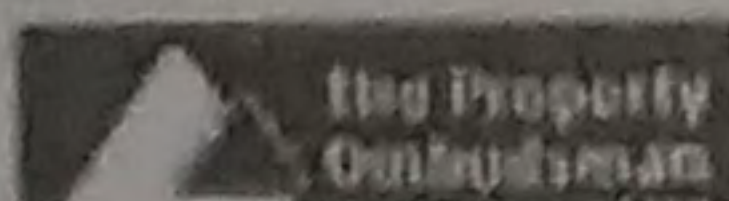
The Particulars of Sale do not state that the area of land at the rear of the property is part of the sale, simply that there is a space for parking/loading at the rear. The particulars have now been amended to avoid the possibility of any confusion. Whilst these are not planning issues Mr Williams hopes that the friendly professional relationship shared by the current users will continue with future proprietors of the respective businesses.

Yours sincerely,

R.G. Jones, FRICS, FNAEA, MARLA,
Kent Jones
Direct Dial : 01978 296326

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