

Dear Sir/Madam

I refer to the appeal against the decision of the LPA to refuse permission for the conversion of the above premises from private residential dwelling to HMO Class 4.

I write in support of the decision of the LPA as the local member for the Erddig Ward

The dwelling is located in the Salisbury Rd Conservation area.

Whilst on the face of it if external features of a property are not changed then some would assume that a change of use as proposed would not cause the character of an area to be materially affected. Inevitably however such internal conversions tend to be very basic, as cheap as possible and to standards which just meet regulatory requirements.

Unfortunately the introduction of tenants of this kind who are for the most part merely living there temporarily tends to bring in occupants with no allegiance to or interest in the history and character of the local community.

Obviously people must have somewhere to live and the reported rapid increase of numbers sleeping rough throughout the UK must be tackled, but the authorities risk serious public discontent if they do not keep a watchful eye on how communities are changing and legislate against the worst effects. Ignoring such matters will see the increase of numbers of run down areas and deterioration of properties where people are afraid to go out at night and the unwanted activities (by decent people) such as open drug dealing and ASB will be evident. There are those of us who remember the disgraceful slums created and fostered by the likes of Perek Rachmann in London and other towns and cities in the 1950s and the work of Councillors, Town Planners, Architects and Engineers to combat these problems.

In this application the proposal is to provide accommodation for six. Most adults now own cars and this area of Earle Street, Earle's Court, Fairfield Street and Erddig Rd is now virtually crowded out with vehicles. So, obviously, the more people, the more cars, vans, motor caravans, etc in the streets.

The Police have recently issued notifications of prosecution for many cars locally as owners park their cars partly on the pavements to leave room for vehicles to pass on the carriageway, which unfortunately may mean pedestrians on the footpaths can't get past other than by moving prams, etc onto the road itself. Such action creates poor relationships with established residents and those moving in apart from other problems for the local authorities like refuse collection and ambulance services which leads to problems when operatives can't get their vehicles down the road.

These are of course highways provided originally for the horse and cart and where existing properties have little or no front gardens there is no room for creating wider streets. Residents expect to park their cars outside their properties and inevitably friction occurs between neighbours or interlopers from elsewhere who can't find room to park where they live. During the day outsiders park there and walk to their employments in town because it saves them car park charges.

I cite these matters because obviously if Planners do not fully appreciate the impacts of their decisions they will undermine the stability of local communities. Whilst the planner might argue this is only one of a small percentage (less than 10%) of HMOs in the area, dependent upon what you use as a radius from 10 Earle Street, even one more is creating an impact to an extent where long established residents are saying to me 'this street is becoming bed sit land and we are leaving!'

In the light of the above comments I would ask the Inspector to support the Council's decision to refuse this application.

Cllr. Bob Dutton O.B.E.

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>
