

From: [REDACTED]
To: [Wales](#)
Subject: Section 78 Appeal Welsh Government Ref/Planning Inspectorate ref: H6955/A/16/3160172
Date: 23 November 2016 10:54:12
Attachments: [image001.png](#)
[image002.png](#)
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[image006.png](#)
[image007.png](#)
[Submission to Planning Inspectorate Wales re 62 Alexandra Road Wrexham.pdf](#)
[Petition in support of Refusal.pdf](#)
[2016 11 18 - WCBC HMO details by Ward.pdf](#)
Importance: High

Town and Country Planning Act 1990
Section 78 Appeal at: 62 ALEXANDRA ROAD, WREXHAM
Planning Reference: P 2016 0754

Site Address: 62 ALEXANDRA ROAD, WREXHAM

Site Description:
CONVERSION OF DWELLING (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (HMO
- USE CLASS C4)

Welsh Government Ref/Planning Inspectorate ref: H6955/A/16/3160172

Please find attached my submission as Executive Director for Wrexham County Borough Council and the Chair of Partnership Delivery Board 3 for Wrexham's LSB, in support of the Council's decision to refuse planning approval for the above conversion of a three bedroomed house in the Offa Ward to an HMO housing six persons. I also attach a petition organised by Cllr Alun Jenkins, signed by almost a hundred constituents from around 67 properties in the immediate local area, who are in support of the Council's refusal and who wish to see this appeal disallowed. I also attach a table and chart showing the numbers and distribution of HMOs by Ward in the County Borough.

Regards
Lee

Lee Robinson, Cyfarwyddwr Gweithredol / Executive Director
Parcio AM DDIM ym mhob maes parcio canol y dref y cyngor yn ystod mis Rhagfyr. Gobeithiwn y byddwch yn manteisio ar hyn ac ymweld â chanol y dref i wneud eich siopa Nadolig.

FREE parking in all Council town centre car parks during December. We hope you will take this opportunity to visit the town centre to do your Christmas shopping.

 01978 292000

 Cyngor Bwrdeistref Sirol Wrecsam, Neuadd y Dref, Wrecsam LL11 1AY

 Wrexham County Borough Council, Guildhall, Wrexham LL11 1AY

 wrecsam.gov.uk | wrexham.gov.uk

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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.wrecsam.gov.uk. Arbedwch bapur - meddylwch 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.wrecsam.gov.uk/top_navigation/disclaimersw.htm

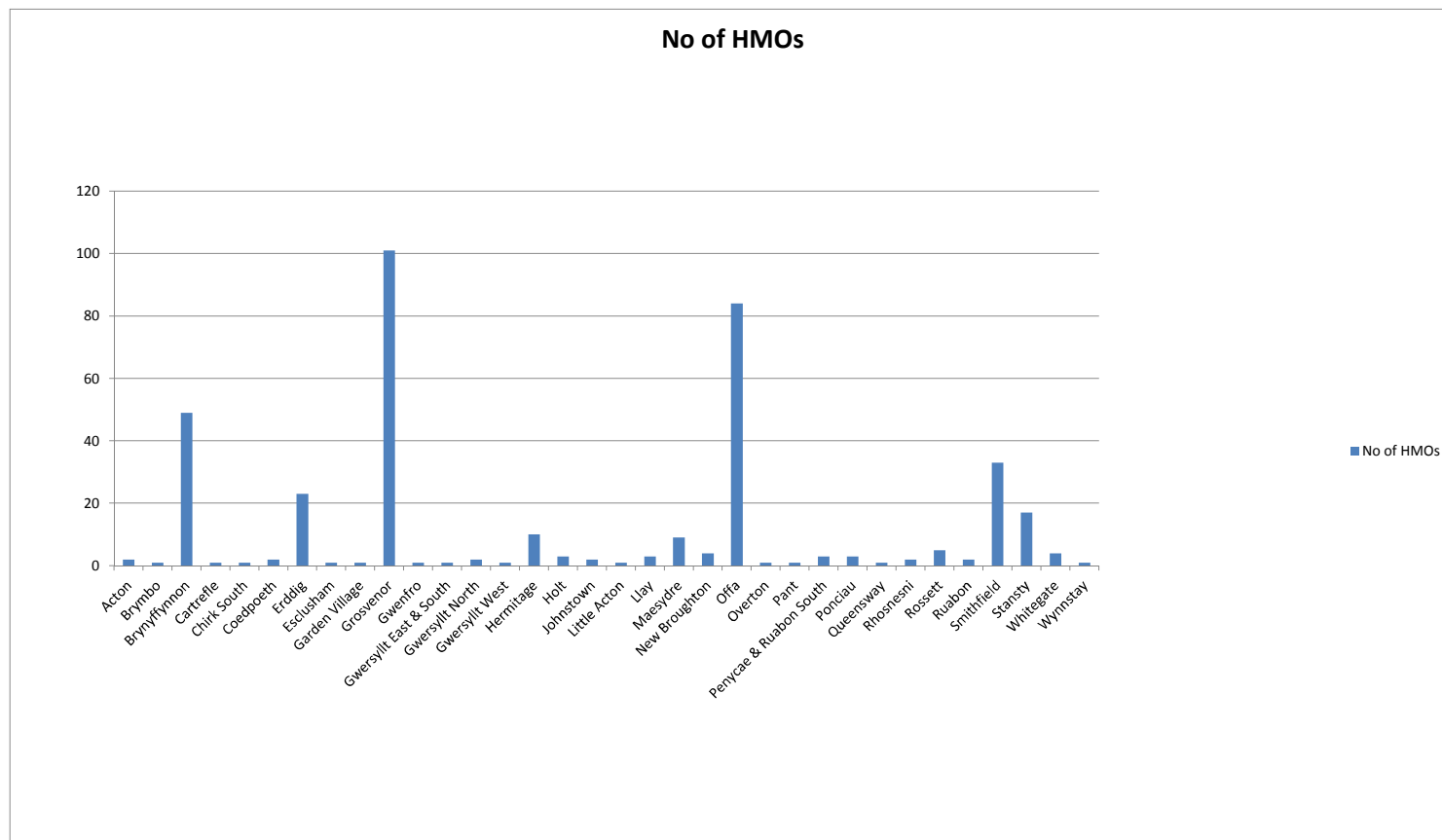
We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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!

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Ward	No of HMOs
Acton	2
Brymbo	1
Brynyffynnon	49
Cartrefle	1
Chirk South	1
Coedpoeth	2
Erddig	23
Esclusham	1
Garden Village	1
Grosvenor	101
Gwenfro	1
Gwersyllt East & South	1
Gwersyllt North	2
Gwersyllt West	1
Hermitage	10
Holt	3
Johnstown	2
Little Acton	1
Llay	3
Maesvdyre	9
New Broughton	4
Offa	84
Overton	1
Pant	1
Penycae & Ruabon South	3
Ponciau	3
Queensway	1
Rhosnesni	2
Rossett	5
Ruabon	2
Smithfield	33
Stansty	17
Whitegate	4
Wynnstay	1



Name	Address inc. Postcode.	Signature
D MCKNIGHT	LL13 7SL 25 ALEXANDRA	
J. MCKNIGHT	LL13 7SL 25 ALEXANDRA	
A. MCKNIGHT	25 Alexandra Road Wrexham, LL13 7SL	
J. MCKNIGHT	25 Alexandra Road Wrexham LL13 7SL	
ROGER BOWEN	29 ALEXANDRA RD WREXHAM LL13 7SL	
Luke Bowen	29 Alexandra Rd Wrexham LL13 7SL	
K. Owen	19 Alexandra Rd Wrexham LL13 7SL	
M. Owen	19 Alexandra Rd Wrexham LL13 7SL	
J. Westhead	6, Alexandra Road. Wxm LL13 7SH	
L WESTHEAD	— " —	
A. Bowen	29 Alexandra Road Wrexham LL13 7SL	
C. ELLIS	34 ALEXANDRA ROAD WREXHAM LL13 7SH	
C. Cawdor	34 ALEXANDRA ROAD WREXHAM LL13 7SH	

Victoria Park Residents Association
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P/2016/0754

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For any further information please contact Barbara Jones (Chair) 262035
Or Councillor Alun Jenkins 352879.

Name	Address inc. Postcode.	Signature
Sue Jones	42 ALEXANDRA ROAD WREXHAM. LL13 7SL	
Robert Jones M ELLIOTT	as above	
M E Uwin	50 'W3' 7SL	
S Elliott	50 Alexandra Rd.	
A Cheetham	54 Alex Rd LL13 7SL	
Chris Partridge	56 ALEXANDRA RD	
Phil Richards	7 WELLYER ROAD LL13 7NE	
	30 ALEXANDRA RD	
	30 Alexandra Road	
R ~~Fuchs~~ Fuchs	33 Alexandra Rd. LL13 7SL	
K Fuchs	33 Alexandra Rd LL13 7SL	
Phil Higgins	40, ALEXANDRA ROAD WREXHAM	
GAIL EDWARDS	27 ALEXANDRA ROAD WREXHAM LL13 7SL	

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Name	Address inc. Postcode.	Signature
Mrs Emma Taylor	39 Alexandra Road Wrexham LL13 7SL	
MR CHRISTOPHER TAYLOR	39 Alexandra Road, Wrexham LL13 7SL	
M. F. P. F. Hughes	74, ALEXANDRA RD WREXHAM	
Miss Pamela Gray	41 Alexandra Rd Wrexham LL13 7SL	
MRS G CHESWORTH	72 Alexandra Rd LL13 7SH	
MR P CHESWORTH	72 ALEXANDRA ROAD WREXHAM LL13 7SH	
JEFFREY CHARTER	66 ALEXANDRA RD WX LL13 7SH	
MR P CHEETHAM	54 ALEXANDRA ROAD LL13 7SH	
JOHN K MITCHELL	68 ALEXANDRA ROAD	
A PERRIN	70 ALEXANDRA ROAD	
KO. PERAN	70 ALEXANDRA ROAD	
P. STONE	37 ALEXANDRA ROAD	
Z. Stone	37 Alexandra Rd	
SENIOR	50 Alexandra Rd,	
MEILION	50 Alexandra RD	
A Cheetham	54 Alex Rd	

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Name

Address inc. Postcode.

Signature

WENDY PRINCE

36 ALEXANDRA RD

LL13 7SH

JOHN PRINCE

36 ALEXANDRA RD

LL13 7SH

JAMES ROBERTS

52 ALEXANDRA RD

WOLM. LL13 7ST

Rosemary Evans

LL13 7TS

29 Gibson St

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Name

Address inc. Postcode.

Signature

DAVID RANDLES

41, ALEXANDRA RD, WREXHAM
LL13 7SL

D JONES

60 Alexandra Rd

J Jones

60 Alexandre RD

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Name	Address inc. Postcode.
NEIL THOMAS	6. EMPRESS ROAD
BODURLEY THOMAS	6 EMPRESS Rd
A. Liffman	15 EMPRESS Rd
Don West	14 Empress Rd
Jane Cullis	20, EMPRESS Rd
Beryl G. Roden	22 EMPRESS Rd.
JONATHAN DAVID	33 EMPRESS ROAD
CAROL JONES	43 EMPRESS ROAD, Wxm
Mae Gillam	49 EMPRESS ROAD, Wxm
e. o. Edwards	51 EMPRESS ROAD
C. Longden	55 EMPRESS ROAD
Sally Burton	57 Empress Road
E. Andrew	15, Princess Street.
June Law	27 Empress Road

Signature

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Name	Address inc. Postcode.
JAN JONES	27 EMPRESS RD
Anson Hopwood	15 Empress Rd
Hilda H Rogers	13, Empress Rd-
Dennis. D & Roger	13, EMPRESS RD
AMY MASTERMAN	11, EMPRESS Rd.
Andrew Wright	9 Empress Road
A Jones	2 Empress Road
JORGE SANDIAES	5 EMPRESS ROAD
JASON ASHLEY	3 EMPRESS ROAD
IAN LISTER	1 EMPRESS ROAD
LORRAINE ROBERTS	46 THE HOMESTEAD WREXHAM. LL14 4MD
TRENE. EVANS	42 BERSHAM RD WRECSAM LL13 7U
RHIANNON FOX	25 BERSHAM RD, WRECSAM, LL13 7UP
MARGARITA HITROVA	19 BERSHAM ROAD WRECSAM LL13 7UP
DAVE BLOOF	15 BERSHAM ROAD LL13 7UP

Signature

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Name	Address inc. Postcode.	Signature
DAVID Suckey	37 PRINCESS ST WREXHAM	
ELLEN ROBERTS	29. PRINCESS ST WREXHAM LL37UR	
WILLIAM ROBERTS	29 PRINCESS ST WREXHAM ~~LL37UR~~ STREET	
Ellen Dawson	23 PRINCESS ST WREXHAM	
	21 PRINCESS ST Wrexham	
	17 Princess ST Wrexham	
E Andrew	15, Princess Street Wrexham	
H. Samuels	11 Princess street WXM	
R. Taylor	9 princess street WXM	
S BROWN	28 PRINCESS ST WREXHAM	
E Jones	30 Princess ST Wrexham	
M STEVENSON	10 PRINCESS ST	
A. Morgan	20 PRINCESS ST	
T Whitting	25 PRINCESS ST	

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Name

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Signature

R. Formstone

43 Princess Street LL13 7LS

D. Wright

29, VICTORIA RD LL13 7SE

135 Rualon Road

BERSHAM ROAD

14 BERSHAM RD

GRAHAM EVANS

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TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

Conversion from Residential (C3) to (C4) House in Multiple Occupation
at 62 Alexandra Road, Wrexham

PLANNING REF: P/2016/0754

PINS REF: 3160172

Statement from Lee Robinson,
Executive Director for Wrexham County Borough Council
and Chair of Partnership Delivery Board 3 (LSB)

Guildhall, Wrexham. LL13 7SN

Telephone: 01978 292400

e-mail: lee.robinson@wrexham.gov.uk

Members of the public and Councillors have approached me expressing their concerns regarding this application and the proposed loss of another residence in the area into an HMO. There was great relief and appreciation when Wrexham Planning Committee decided in October to REFUSE planning permission for the proposed change - It is now disappointing that the application refusal has now been appealed.

I hope that when all the evidence has been considered and the evident concerns and views of the local residents and Councillors have been taken into account, Wrexham County Borough Council's decision to REFUSE the application will be supported.

Committee turned down the proposals on the strength of **Policy H4** which states that subdivision of a property will only be allowed if ***"d) the proposal would not result in the overconcentration of Houses in Multiple Occupation to the detriment of crime levels, the social fabric of the area, and the amenity of existing residents."***

1: There is already a significant and over concentration of HMOs in the immediate locality.

85 HMOs are in the Offa Ward, around a quarter of all the HMOs in the County Borough, a figure which includes 12 of the 28 Mandatory HMOs. Approaching 10% of the houses in the Ward are already HMOs. 53 of the registered HMOs are in the streets in the immediate area around Alexandra Road / Bersham Road, including 14 of the 34 houses on one side of Ruabon Road (42%) and 10 of the 61 on Victoria Road (16%).

Specifically for Alexandra Road, 8 of the 51 houses are already HMOs - one in 7 or 14% - which would rise further if this appeal is allowed. Already a further almost identical application for conversion of 44 Princess Street has been submitted, and others will inevitably follow. This is certainly creating *"a significant or over concentration of this type of use in the immediate locality"*.

2: Creating significant and unacceptable change to the local residential neighbourhood.

HMOs have a valuable part to play in the provision of housing, but the high numbers of HMOs in a street or locality certainly cause problems to local communities. The unsuitability of certain types of housing for conversion into HMOs, the poor quality of the accommodation provided in many conversions, and the difficult nature and needs of many of those that will be housed within them are also important contributing factors.

Because of the nature of some of the tenants they house, they cannot be integrated into close residential neighbourhoods, especially in areas such as this where the majority of properties are small terraced houses, and the changes impact unacceptably on their neighbours.

The immediate local area has seen a huge increase in the number of these HMOs, with frequent incidents of antisocial behaviour, noise and disturbance and drink and drug issues linked to certain HMOs, and frequently extending through the night causing considerable upset and disturbance to local residents. These considerable problems have caused an excessive and overwhelming workload for the Council's Private Rented Sector Team of EHOs who supervise the licensing of these properties, who work with staff from other internal departments - Public Protection, Community Safety, and Social Services, together with many external partner agencies including the Police who are called so frequently because of problems from these properties and their tenants.

All these incidents have a very destabilising effect on the local community.

3: Encroachment into a further part of the Ward

The application is for the conversion of a semi-detached property, similar to others in this limb of Alexandra Road between the end of Empress Road and Bersham Road which are still family homes - one of the few remaining lengths of street in the ward with no HMOs. Even so, houses here have been affected by activities in other nearby HMOs in Alexandra Road and Empress Road. Granting approval for this property would set a precedent and bring about changes that would further destabilise what has been for generations a very close community.

4: Over intensive use of the property

The submitted plans show changes to the internal arrangements to provide six bedrooms sharing a common kitchen on the ground floor. As the application is made for conversion to C4 use, it is presumably intended for six individual tenants.

Each bedroom is provided with what is referred to as "en-suite facilities". These amount to a room measuring 1.9 metres by .7 metre, which presumably would contain a WC and wash hand basin, and presumably a shower - certainly there is not room for a bath in any of this provision - and would leave no more than .5 metre between the toilet and edge of the shower - hardly suggesting quality! This does not augur well for the type of HMO envisaged and the impact it will have on the neighbourhood.

5: Parking:

The Council's Parking Standards as detailed in LPG16 currently sets the maximum requirement for a three bedroomed house as three spaces, and the requirement for an HMO is one parking space per two bed spaces. The requirement for conversion of a three bedroomed house to a six bed HMO is therefore the same for both at 3 spaces. However, the practical implications are that a single family in a three bedroomed house in a predominantly terraced housing area are unlikely to have more than two cars, whereas the six bedded HMO is quite likely to generate up to six vehicles. As there is no off-street parking available at this property, these additional vehicles put greater pressure on other residents in an area where there are already insufficient on-street car parking spaces.

Experience shows that in cases where HMO approvals have been limited by condition to occupation only by Students, there are generally fewer problems, as they tend to generate fewer vehicles, and the University is very proactive in tackling any complaints. Many HMOs that are not limited to Students house employed individuals whose works vehicles are parked in the surrounding streets, and so cause considerable problems.

6: Refuse and Recycling:

Similarly HMOs generate much more refuse than a normal household, and this too is a cause of friction, criticism and upset in the locality. The requirements for collection and disposal of refuse in HMOs needs to be subject to much more stringent control.

7: Management of the HMO:

Although not a material consideration in Planning terms, this application has been submitted by a landlord who owns a number of HMOs in the immediate area (and in other Wards near the Town Centre), most of which are amongst the most troublesome in the area, including two just around the corner at 10 and 12 Empress Road, and visible from Alexandra Road. These have caused a great deal of concern, disturbance and anguish for residents in the area over a number of years, adversely impacting on their Health and Wellbeing.

Why is this decision important for the Amenity and Wellbeing of the local Community?

In May 2015, Welsh Government issued its report on ***"Houses in Multiple Occupation: Review and Evidence Gathering"***. They had commissioned the independent report to investigate "the effect HMOs can have on Communities." ***"The report found a clear need to take action to ensure the continued confidence of residents in areas of large numbers of HMOs, whilst also protecting the rights of those people residing in them."***

As a result, Welsh Government agreed new legislation to help Planning Authorities to manage the impact of HMOs. This introduced the new use class (C4) for HMOs occupied by not more than six residents, which came into effect on 25th February 2016, ***"to help Planning Authorities to identify HMOs and consider the impact those dwellings may have on the local area before deciding whether to approve the planning application."***

The Minister, Carl Sargeant said:

"HMOs make an important contribution to the private rented sector by catering for the housing needs of certain groups and provide accommodation for individuals who cannot afford to purchase properties or rent larger accommodation.

"However, as our independent report found, large concentrations of HMOs can bring their own problems to local areas. This new legislation will allow planning authorities to take action to manage the number of HMOs in their local area.

"I hope this legislation will be welcomed by those local communities affected by high concentrations of HMOs across Wales and by local authorities."

The application for 62 Alexandra Road was the first brought to Committee under this legislation. In refusing this application, the Planning Committee has done precisely what the legislation was meant to do - and the decision has certainly been welcomed by the local community living in the area affected by this application.

Please find attached a Petition organised by Cllr Alun Jenkins, supporting the decision to *refuse* this application, signed by around 100 residents from 68 properties in the immediate local area.

Until February, only the small number of HMOs housing seven or more residents needed planning permission, an "of its own kind" use class ("sui generis") which involved full public consultation. Neither the Mandatory nor the Additional HMO Licensing process involves consultation with local residents - the first they hear is when the Licence has been issued. The granting of a Licence shows only that the specification of the property meets minimum requirements, and sets the maximum number of residents. The process does not determine the suitability of the use for that particular location.

The introduction of the new C4 Planning Use-class in February - although not retrospective - existing small HMOs will not be required to obtain planning permission - gives local communities the opportunity to be consulted on ALL future proposals for conversions to HMOs, and to have the opportunity to make representations on them BEFORE a Planning decision is taken.

Information provided by the Department this week shows that there are now 376 HMOs registered in the County Borough. The graph attached shows that 80% of these are located mainly in five Wards - Rhosddu (101 - 51 were shown in the March table), Offa (84), Brynyffynnon (49), Smithfield (33) and Erddig (23) - in a doughnut shape around the Town Centre.

If this appeal is granted, and 62 Alexandra Road becomes an HMO, there will be very little prospect of any future HMO applications in any of these areas being refused, and the numbers of HMOs in all these areas will continue to increase without control. There will be a loss of public confidence as a consequence of the inability of the new legislation and use class to control the spread of HMOs, posing an increased *"significant and over concentration of this type of use in the immediate locality - to the (further) detriment of crime levels (antisocial behaviour), the social fabric of the area, and the amenity (and health and wellbeing) of existing residents"*.

Lee Robinson Executive Director and Chair
of Partnership Delivery Board 3

November 2016