

AnnS Jones

From: Philip Forster
Sent: 15 February 2017 14:05
To: planning_admin
Subject: FW: HMO licence at the former Walnut Tree, Rhosddu Road, Wrexham

Consultation response for P/2016/1146

From: Wyn Morgan
Sent: 15 February 2017 11:14
To: Philip Forster
Cc: Ian1 Jones
Subject: RE: HMO licence at the former Walnut Tree, Rhosddu Road, Wrexham

Hi Phil,

We did take a successful prosecution against them in 2015 for failure to provide adequate kitchen facilities as required by the original licence. Work has since been carried out that makes it suitable for 11 persons.

These flats were last inspected by myself on 06/12/2016 and found to be satisfactory.

Cheers,

Wyn

From: Philip Forster
Sent: 15 February 2017 10:33
To: Wyn Morgan
Cc: Ian1 Jones
Subject: RE: HMO licence at the former Walnut Tree, Rhosddu Road, Wrexham

Hi Wyn,

Thanks for the reply. I'm writing a Planning Committee report to support the proposal.

In 2012 when they applied for planning permission to extend, there's correspondence on our file suggesting that HMO licensing had concerns about the size of a kitchen at 130A and would limit it to 10 persons. We therefore conditioned the whole building be limited to 20 persons in line with the HMO license.

Is the reason you have now allowed 11 purely on the basis of us granting PP for the additional person or have they upgraded the facility? In a roundabout way, I want to say to the Committee that you are happy with the building condition (I know this is obvious as you wouldn't have granted a license otherwise).

Cheers,

Phil

From: Wyn Morgan
Sent: 15 February 2017 10:15
To: Philip Forster
Cc: Ian1 Jones
Subject: RE: HMO licence at the former Walnut Tree, Rhosddu Road, Wrexham

Hi Phil,

130 and 130A, Rhosddu Road, Wrexham, LL11 2NF are two separate HMOs occupying the same building. 130 Rhosddu Road, on the ground floor, has ten en suite bedrooms and is licenced for 10 persons. 130A on the first floor has eleven en suite bedrooms and is licenced for 11 persons.

130A was previously licenced for only 10 persons. However when they applied for a new licence they stated that they were obtaining a variation of the original planning decision to increase overall the number of occupants between the two flats to 21, hence the reason for allowing 11.

Cheers,

Wyn

From: Ian1 Jones
Sent: 15 February 2017 09:40
To: Wyn Morgan
Cc: Philip Forster
Subject: FW: HMO licence at the former Walnut Tree, Rhosddu Road, Wrexham

Hi Wyn,

Can you please assist Philip with the query below.

Thanks

Ian

From: Philip Forster
Sent: 15 February 2017 09:37
To: Ian1 Jones
Subject: HMO licence at the former Walnut Tree, Rhosddu Road, Wrexham

Hello Ian,

Matthew Phillips from our section has passed me your details as a contact with regards HMO licence queries.

I'm wondering if you could assist with a query regarding the above. We have received a planning application to vary a planning condition which restricts the residential occupation of the building to 20 persons. The applicant is seeking to increase this to 21 to be 'in line with the HMO licence'

Can I confirm with you whether this is the correct in accordance with your current approvals.

Many thanks

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer
Rheoli Datblygu /Development Control



01978 298786
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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