

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/H6955/A/16/3160172

DETAILS OF THE CASE

Appeal Reference	APP/H6955/A/16/3160172
Appeal By	MR ARRAN PRITCHARD
Site Address	62 Alexandra Road WREXHAM LL13 7SH

SENDER DETAILS

Name	MR PAUL CHEETHAM
Address	54 Alexandra Road WREXHAM LL13 7SH

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☐ Written Statement of Evidence
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I draw your attention to the attached link to WCBC web site
http://www.wrexham.gov.uk/english/council/news/landlord_prosecuted_15.htm

This is the prosecution of this landlord for breach of license conditions specifically, "the four breaches of licence conditions in three properties, including exceeding the maximum number of occupiers permitted".

Council News

08 December 2015

Local Landlord Prosecuted

A private landlord operating in Wrexham has been prosecuted for breaching license conditions.

Arran Pritchard, 44, of 27 Poplar Rd, lets 22 Houses of Multiple Occupation (HMO) within Wrexham under the name of Wrexham Rooms. He, and two of his associate companies, Unistay (Island Green) Ltd and Unistay (Walnut Tree) Ltd, pleaded guilty at Wrexham Magistrates Court on Thursday 26th November for four breaches of licence conditions in three properties, including exceeding the maximum number of occupiers permitted.

A £17,500 fine was awarded which is currently subject to appeal.

Lead Member for Housing, Cllr Ian Roberts, commented,

'The Council's Private Sector Housing Team is in place to ensure properties that are let meet the required standards. The Council continues to work with good landlords and agents but will work tirelessly to prosecute those landlords who let poor properties and fail to manage them appropriately.'

'This case should act as a warning to those who are operating illegally and refuse to co-operate with the Council that we will prosecute when needed'. From 23 November 2015 new legislation has been introduced that requires all landlords operating in Wales to register and for landlords and agents who undertake letting and management work of rental properties in Wales to become licensed. More information can be found at <https://www.rentsmart.gov.wales>, or by ringing the helpline on 03000 133344.

(Opinion) A known problem landlord housing being granted more licenses.

Please also refer to http://wrexham.public-i.tv/core/portal/webcast_interactive/245066. Pages 118 -124 of the agenda.

This application was refused 13 to 1 by the planning committee in main due to H4 (15% concentration) and parking.

I would also draw your attention to the fact that the property was let by the previous owner to multiple occupants. There were numerous incidence of problems in particular parking , anti social behaviour and hygiene/refuse. There are also other properties in the immediate vacinity that are let and are not currently or previously, on the council register of HMO's.

I would strongly urge that this is taken into account on the site visit. I would also state that a site visit during normal working hours will not be representative of typical parking conditions and strongly suggest that night time and weekend parking be assessed too.