

The Planning Inspectorate

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20 FEB 2013

THE PLANNING
INSPECTORATE
PINS 3

COMMENTS ON CASE

Please note that comments about this case need to be made within the timetable for it. This can be found in the notification letter attached. Comments submitted after the deadline may be considered invalid and returned to sender. Your comments can also be made on-line at www.planningportal.gov.

This form will be published on the Planning Portal, please do NOT sign it. This is to ensure that all personal data is protected in line with the requirements of the Data Protection Act 1998.

DETAILS OF THE CASE

Case Reference:

Address of site

Postcode
(if known)

SENDER DETAILS

Name

Acting On Behalf Of

(leave blank if writing on
your own behalf)

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?
(Neighbour, Councillor, Owner, Tenant)

What kind of representation are you making?

P/2012/0485

Section 78 Appeal

Overton Community Council does **not** support Wrexham County Borough Council's Conditions 1 and 3 stipulated in the granted planning application submitted by Woodlands Delicatessen and Cafe

Condition 1

There is a mini supermarket (Costcutter) within 50 metres of the establishment which serves hot drinks and warms up food to be consumed off the premises. There is also corner shop which sells hot beverages as a 'take away'.

Overton Community Council does not believe that the introduction of a 'take away' service at the Delicatessen would have a detrimental effect on nearby occupiers, who are already close to the mini supermarket which opens at 6am and closes at 10pm seven days a week.

We would wish to point out that whilst Woodlands Delicatessen & Cafe is possibly located within 400 metres of a school, the school is a Primary School and there is a Fish and Chip Shop, Indian restaurant/take away and a Corner shop also within the aforementioned area, the delicatessen being the furthest away.

Condition 3

Overton Community Council would support an increase in opening hours for pre-booked events in the evenings which would enhance the use of the establishment and encourage community cohesion.

We support Woodlands Ice Cream in their appeal to remove the Sunday and Bank Holiday trading restriction; recommending trading hours of not before 10.00 and not after 17.00 hours.

The car park at the rear of the establishment is used extensively all year round and in particular during these days by visitors who are attracted by the public toilets available. The visitors include walkers, cyclists, those visiting the cemetery and church whose yew trees are one of the Seven Wonders of Wales and many people who stop on their journey through the village. We also have a playing field that attracts visitors from around the area and they too use the public toilets.

Members of the local community presently use the establishment regularly and might also welcome the additional opening. As the area is already being used, we cannot see that extended use would be detrimental to residences.

Overton Community Council is pro-active in promoting the village. The additional amenity offered by this establishment being open would be welcomed by the village community and visitors.

Katrina Chalk – Clerk

On behalf of Overton Community Council