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28th August 2026

Dear Councillor,

You are summoned to attend the Planning and Environment Committee meeting at 7pm Thursday 3rd September 2026 at Maesgwyn Community Centre, Lilac Way, Wrexham, LL11 2BB and remotely by Zoom.

Please request the Zoom link by contacting the following email address.

deputyclerk@offa-cc.gov.uk

or telephone 07386560808

AGENDA

- 1: To receive and consider apologies for absence.**
- 2. To receive declarations of Members' interests.**
- 3. To approve and sign the minutes of the Planning Committee meeting held on Thursday 30th. July 2026.**
- 4. Matters arising**
 - Responses from WCBC to our previous representations:**
 - A: withdrawal of the Local Development Plan**
 - B: refuse bins left permanently on Bridge Street near Burton Buildings, and across the town centre, in particular at the Gates at the entrance to the Parish Church from Church Street.**
 - C: Trees in Fairy Road and Salisbury Road Conservation Areas, and recent development at 1, Y Groes.**
 - D: From WCBC CEO to our objection to the proposed inappropriate "WC" logo for the Wrexham Museum**

- E: Clarification regarding the numbering of the properties in Application P/2026/0419 – Listed Building Consent for Internal and External Alterations at 25-28 High Street, and the discrepancy between Cadw's Listing and the WCBC Town Centre Conservation area documents.**
- F: Guidance from WCBC as to whether the proposed loss of the historic Chapel at the former Nazareth House (Application P/2026/0423) would be contrary to Conservation Area principles, and to whether the Chapel should be considered for Listing by CADW.**

5. Public Session

A period not exceeding 12 minutes for Members of the Public to ask questions or submit comments.

6. To consider the following Planning Applications:

Application No 1: P/2026/0308

PROPOSAL: REMOVAL OF CONSERVATORIES AND ERECTION OF REAR, FRONT AND SIDE EXTENSIONS INCLUDING TERRACE TO REAR

LOCATION: 2 GREEN PARK, WREXHAM, LL13 7YE

New amended plans have been submitted to the Planning Department on the 25th August - 14 day consultation from 25.8.2026.

Application No2: P/2026/0468

PROPOSAL: ERECTION OF EXTENSION TO EXISTING BUILDING

LOCATION: MAGNET, FELIN PULESTON, WREXHAM, LL13 7RF

Application No 3: P/2026/0480

PROPOSAL: PARTIAL DEMOLITION AND INSTALLATION OF NEW SHOP FRONT

LOCATION: FUNERAL DIRECTORS, 12 PEN Y BRYN, WREXHAM, LL13 7HY

Application No 4: P/2026/0491

PROPOSAL: ADVERTISEMENT CONSENT FOR 1 FASCIA SIGN

LOCATION: FUNERAL DIRECTORS, 12 PEN Y BRYN, WREXHAM, LL13 7HY

Application No 5: P/2026/0497

PROPOSAL: PARTIAL DEMOLITION AND INSTALLATION OF NEW SHOP FRONT
LOCATION: 10 PEN Y BRYN, WREXHAM, LL13 7HY

Application No 6: P/2026/0506

PROPOSAL: ADVERTISEMENT CONSENT FOR 1 FASCIA SIGN
LOCATION: 10 PEN Y BRYN, WREXHAM, LL13 7HY

Application No 7: P/2026/0516

PROPOSAL: PRIOR NOTIFICATION FOR DEMOLITION OF EXISTING MULTI-STOREY CAR PARK
LOCATION: MULTI STOREY CAR PARK, ST MARKS ROAD, WREXHAM, LL13 7LW

Application No 8: P/2026/0520

PROPOSAL: ADVERTISEMENT FOR 1 FASCIA SIGN AND 1 PROJECTING SIGN (ILLUMINATED)
LOCATION: 30-31 HOPE STREET, WREXHAM, LL11 1BD

Application No 9: P/2026/0482

PROPOSAL: LISTED BUILDING CONSENT FOR WIDENING OF EXISTING GATED ACCESS TO FORM VEHICULAR ACCESS
LOCATION: 7 FAIRY ROAD, WREXHAM, LL13 7PT

A separate General Planning Application for this proposal has also been submitted, but has not been validated by the Planning Department, so is not yet on the Planning Register or allocated an Application Number.

Should the application and documentation be available by next Thursday, the two applications can be dealt with together at the meeting.

- 7: Correspondence received from WCBC on 29th July:**
Wrexham Local Development Plan 2026 – 2041 Consultation on Draft Delivery Agreement 2026
Consultation Period ending 26th August.
- now extended to 5th September - e-mail notification received this week.

- 8: Inquiry into the non-determination by WCBC of Planning Application P/2023/0593 for:**
“residential development of up to 1450 dwellings, plus associated roads, open space, community facilities and a site for a primary school and a wastewater treatment plant (if required)” - at Lower Berse Farm, Ruthin Road, Wrexham
to be held at the Guildhall, Wrexham from 22 – 25 September 2026

To consider the representations Offa CC will make to the Planning Inspector, and to receive advice and guidance from Phil Wynn as one of the two WCB Local Members and the two Officers in the Planning Department who are involved with the Inquiry.

Copy of the OBJECTION submitted by Offa Community Council in October 2023, and of the latest Appeal Notification Letter received from WCBC dated 26th August - both attached.

- 9. To consider the following Member Items: -**

NONE

- 10. To agree the date of the October Planning Committee meeting, which will be held at 7pm, at the Maesgwyn Community Centre.**