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Dear Councillor,

You are summoned to attend the Planning Committee meeting at 7pm Thursday 1st October 2026 at Parciau Community Centre, Bellevue Road, Wrexham, LL13 7NH and remotely by Zoom.

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

clerk@offa-cc.gov.uk

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 3rd September 2026.
4. Matters arising

Responses from WCBC to our previous representations:

- A: 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.
- B: Trees in Fairy Road and Salisbury Road Conservation Areas, and recent development at 1, Y Groes.
- C: From WCBC CEO to our objection to the proposed inappropriate "WC" logo for the Wrexham Museum
- D: 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.

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/2026/0019

PROPOSAL: CHANGE OF USE OF BUILDING FROM CLASS B8 (STORAGE AND DISTRIBUTION) TO MIXED CLASS A1/A3 (RETAIL) AND ASSOCIATED WORKS

LOCATION: UNIT A, CROESNEWYDD ROAD, WREXHAM, LL13 7TB

To consider Amended Plans submitted on September 7th. Consultation period 14 days.

Application No2: Reference: ENQ/2026/0220

PROPOSAL: INSTALLATION OF TELECOMMUNICATIONS APPARATUS

LOCATION: T MOBILE (97114) ON ROOFTOP ROXBURGH HOUSE,
TELECOMMUNICATIONS MAST, HILL STREET, WREXHAM, LL11 1SN

Application No 3: P/2026/0554

PROPOSAL: REPAIR WORKS TO EXISTING SHOP FRONT

LOCATION: 31 BRIDGE STREET, WREXHAM, LL13 7HP

Application No 4: P/2026/0555

PROPOSAL: REPAIR WORKS TO EXISTING SHOP FRONT

LOCATION: 33 BRIDGE STREET, WREXHAM, LL13 7HP

Application No 5: P/2026/0561

PROPOSAL: FORMATION OF PATIO AREA FOR OUTSIDE SEATING WITH ASSOCIATED FENCING AND ALTERATIONS TO KERB LINES

LOCATION: UNIT 7, CENTRAL RETAIL PARK, BRADLEY ROAD, WREXHAM, LL13 7SU

Application No 6: P/2026/0566

PROPOSAL: INSTALLATION OF REPLACEMENT DOOR

LOCATION: 17-19 REGENT STREET, WREXHAM, LL11 1RN

Application No 7: P/2026/0573

PROPOSAL: EXTENSION TO AND CONVERSION OF EXISTING GARAGE TO FORM GAMES ROOM/GYM

LOCATION: HIGHTREES, 111 ERDDIG ROAD, WREXHAM, LL13 7DS

Application No 8: P/2026/0589

PROPOSAL: INSTALLATION OF REPLACEMENT WINDOWS TO FRONT AND SIDE OF PROPERTY WITHIN FAIRY ROAD CONSERVATION AREA

LOCATION: 81 ERDDIG ROAD, WREXHAM, LL13 7DP

7: Correspondence received from WCBC on 11th. September:

Wrexham County Borough Council Planning Enforcement Policy Consultation

Responses by October 23rd.

8: Update from Inquiry into the non-determination by WCBC of Planning Application P/2023/0593

“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

9. To consider the following Member Items: -

NONE

10. To note the date of the next **Planning Committee** meeting, which will be held at **7pm, on Thursday November 5th, 2026, at the Parciau Community Centre.**