



Canolfan Adnoddau Ty Luke O'Connor
21 Llys Barter
Hightown
Wrexham
LL13 8QT

Luke O'Connor House Resource Centre
21 Barter Court
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LL13 8QT

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Dear Councillor

You are summoned to attend the **Planning and Environment Committee** meeting at **7pm, Thursday 8th January 2026 at Luke O'Connor House, 21 Barter Court, Wrexham, LL13 8QT** and remotely by Teams.

Teams:

<https://teams.live.com/join/9383885347760?p=tGT7qIwXDmrKStwY6z>

H McCarthy

Helen McCarthy, Deputy Clerk

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 and Environment Committee meeting held on Thursday 6th November 2025.
4. Public Session
a period not exceeding 12 minutes for Members of the Public to ask questions or submit comments.
5. To consider the following Planning Applications: -

Application No: P/2025/0867

Description: INSTALLATION OF REPLACEMENT DOORS AND WINDOWS

Site Address Ney Court, Yorke Street, Wrexham, LL13 8LW

https://register.wrexham.gov.uk/pr/s/detail/a0ISq000001bCXtlAM?c_r=Arcus_BE_Public_Register&language=en_GB

Application No: P/2025/0877

Description: REMOVAL OF EXISTING outhouse AND ERECTION OF GARAGE, FORMATION OF VEHICLE ACCESS AND ERECTION OF BOUNDARY WALL AND FENCING

Site Address: 4 Bron y Dre, Wrexham, LL13 7RW

https://register.wrexham.gov.uk/pr/s/detail/a0ISq000001bfy5IAA?c_r=Arcus_BE_Public_Register&language=en_GB



Application No: P/2025/0899
Description: CHANGE OF USE OF GROUND FLOOR FROM CLASS A2 (OFFICE) TO CLASS A3 (RESTAURANT) AND UPPER FLOORS FROM CLASS A2 (OFFICE) TO CLASS C3 (5 NO APARTMENTS)
Site Address: 31 High Street, Wrexham, LL13 8HY
https://register.wrexham.gov.uk/pr/s/detail/a0ISq000001d2CfIAI?c_r=Arcus_BE_Public_Register&language=en_GB

Application No: P/2025/0918
Description: LISTED BUILDING CONSENT FOR CHANGE OF USE OF GROUND FLOOR FROM CLASS A2 (OFFICE) TO CLASS A3 (RESTAURANT) AND UPPER FLOORS FROM CLASS A2 (OFFICE) TO CLASS C3 (5 NO APARTMENTS)
Site Address: 31 High Street, Wrexham, LL13 8HY
https://register.wrexham.gov.uk/pr/s/detail/a0ISq000001dKpVIAU?c_r=Arcus_BE_Public_Register&language=en_GB

Application No: P/2025/0930
Description: WORKS TO TREES PROTECTED BY TREE PRESERVATION ORDER WCBC 169
Site Address: 41 Yale Park, Wrexham, LL11 2AX
https://register.wrexham.gov.uk/pr/s/detail/a0ISq000001ejp3IAA?c_r=Arcus_BE_Public_Register&language=en_GB

Application No: P/2025/0938
Description: NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2025/0502 TO AMEND FLOOR PLANS AND REPLACE GARAGE DOOR WITH BAY WINDOW
Site Address: 4 Ffordd Glyn, Wrexham, LL13 7QN
https://register.wrexham.gov.uk/pr/s/detail/a0ISq000001fKNBIA2?c_r=Arcus_BE_Public_Register&language=en_GB

6. Please Note. The meeting scheduled for Thursday, December 4th. 2025 was cancelled, as the number of apologies received in advance of the preparation of the Agenda meant that the meeting would not have been quorate. The following applications that would have been dealt with at that meeting were therefore dealt with under delegated powers.

To note the following responses that were submitted by Offa Community Council to WCBC Planning Department: -



P/2025/0821: Change of use "from A1 Retail to A3 food and Drink" at 70 Poyser Street:

To object strongly and submit detailed comments (see copy below)

P/2025/0833: Change of use of 2nd and 3rd floors to create 30 apartments . . .

To object and submit comments and reasons (see copy below)

P/2025/0840 and 0850: Planning and Listed Building applications for replacement fencing and gate at Bradbury House, 21 Salisbury Road (within the Conservation Area)

To raise no objection subject to the retention of suitable planting along the length of the new fence. and submit comments and reasons (see copy below)

P/2025/0861: Side and rear extension including canopy with glass roof. 21 Green Park

To raise no objection, and leave comments to local residents

7. To consider the following Member Items: -

NONE

8. To note the date of the next **Planning and Environment Committee** meeting as being held at **7pm, Thursday 5th February 2026 at Luke O'Connor House.**



Your Ref: P/2025/0821

✉ Interim Chief Officer Economy and Planning
Ian Jones
Wrexham County Council
16 Lord Street
WREXHAM LL11 1LG

18th December 2025

To whom it may concern,

Application 1: P/2025/0821: Change of use "from A1 Retail to A3 food and Drink" at 70 Poyser Street:

The Wrexham Leader reported on the 2nd December that "A Planning Application has been submitted to turn a former Café into a BBQ-inspired Takeaway" and included information not set out in the submitted Planning Application Form. The Leader quotes that the Applicant's proposal is to move his current "Jack Yard BBQ - Take Away and Delivery" business from Rhos to the property on Poyser Street" - with opening hours from 12 p.m. to 8 p.m. Wednesdays to Saturdays, and which would allow them to expand their delivery areas as well".

This application is therefore for "Change of use from A1 Retail to A3 food and drink " - to a **Take Away**

Helen McCarthy

**Deputy Clerk
Offa Community Council**



Application P/2012/0774 was for the change of use of part of the ground floor retail use to a Café. It was granted permission against the advice of the Highways Officer, so a temporary approval was given, so as to assess the impact of the change. Conditions were imposed limiting the use to the inside of the building, with no seating area outside the property, and no parking on the forecourt fronting onto Poyser Street. In particular "for the avoidance of doubt no hot food or drinks should be sold for consumption off the premises".

Because of the many operational and parking problems that ensued, when the application came up for renewal and continued use (P/2015/049) permission was REFUSED for the following reasons.

1. The retention and continued use of the cafe would be to the detriment of nearby residential amenity by virtue of the increased noise and disturbance. As such the proposal is contrary to GDP1(d) of the Wrexham Unitary Development Plan and Local Planning Guidance Note No 9, Restaurants, Public Houses and Hot Food Takeaways.
2. The proposal by virtue of increased movements and demand for parking has added to the congestion in an already congested area and increased indiscriminate parking to the detriment of vehicular and pedestrian safety. As such, the proposal would be contrary to GDP1(d) of the Wrexham Unitary Development Plan and Local Planning Guidance Note No 9 - Restaurants, Public Houses and Hot Food Takeaways.

Recommendation:

Offa Community Council objects strongly to the current application P/2025/0821. The proposed changes would bring a recurrence of the previous problems, which would be significantly worse for a Take Away than for the earlier Café, and Offa Community Council recommends that the application should be REFUSED permission for the same two reasons - wording may need updating. A third reason for refusal would be that the proximity of the proposed Take Away to Victoria School would be contrary to WCBC Planning Policies and Guidance Notes.



Your Ref: P/2025/0821

✉ Interim Chief Officer Economy and Planning
Ian Jones
Wrexham County Council
16 Lord Street
WREXHAM LL11 1LG

18th December 2025

To whom it may concern,

Application 2: P/2025/0833: Change of use of 2nd and 3rd floors to create 30 apartments . . .

The application is for the creation of 30 apartments, but the plans show only 15 car parking spaces - for the residents, and for visitors and deliveries etc. to the apartments - in a limited area that will also be shared with the Commercial properties on the ground and first floors. for their employees and customers and for deliveries etc, an area which is already used fully to capacity.

This significant application will have implications for the immediate surrounding area. The shortage of car parking spaces in new residential developments within the town centre is already having a major impact on residential areas on the edge of the town centre, with residents' cars being left on the already congested streets of the Penybryn and Ruabon Road areas, and in Lea Road.

Recommendation:

That Offa Community Council OBJECTS to the current application, and recommends REFUSAL for the above reasons.

Helen McCarthy

**Deputy Clerk
Offa Community Council**



Your Ref: P/2025/0821

✉ Interim Chief Officer Economy and Planning
Ian Jones
Wrexham County Council
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18th December 2025

To whom it may concern,

Applications 3 and 4: P/2025/0840 and 0850: Planning and Listed Building applications for replacement fencing and gate at Bradbury House, 21 Salisbury Road (within the Conservation Area)

It is assumed that the submitted application is for the length of fencing that runs between the back of the driveway from Salisbury Road and the front of the Listed Building - the exact position is not clearly shown within the application documents.

There is currently significant planting along the front of the existing fencing that will need to be retained or reinforced in order to soften the impact of the new fencing on the character and appearance of the Conservation Area..

Recommendation:

That Offa Community Council has no objection to the proposed replacement fence and gate, but asks that permission should be conditional on the retention of suitable planting along the length of the new fence, in order to lessen the impact on the Character and Appearance of the Conservation Area.

Helen McCarthy

**Deputy Clerk
Offa Community Council**



Your Ref: P/2025/0821

✉ Interim Chief Officer Economy and Planning
Ian Jones
Wrexham County Council
16 Lord Street
WREXHAM LL11 1LG

18th December 2025

To whom it may concern,

**he Interim Chief Officer Economy and Planning is Ian Jones. His e-mail address is:
ian1.jones@wrexham.gov.uk**

Application 5: P/2025/0861: Side and rear extension including canopy with glass roof. 21 Green Park

The rear of this property backs onto Erddig Park, and the extension has little significant impact on the appearance from the front, on Green Park.

Recommendation:

Offa Community Council raises no objection to the application and leaves detailed comments to local residents.

Helen McCarthy

**Deputy Clerk
Offa Community Council**