

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



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

T: 01978 291562 E: clerk@offa-cc.gov.uk W: www.offa-cc.gov.uk

In Attendance: Councillors Alun Jenkins (Chair), Keith Williams, and Mark Stephens.

Also in Attendance: Helen McCarthy (Temporary Clerk), and Alan Filmer

Apologies: Councillors David Jones (Vice Chair), and Steve Vale

**MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING HELD ON
THURSDAY 30th April 2026**

Decisions and comments at Meeting on 30th April 2026:

Members were welcomed to the meeting. There were two apologies for absence, and three Members present, which met the quorum of three members required for decisions to be taken on behalf of the Council.

Councillor Alan Filmer was welcomed to his first meeting since his co-option as Councillor for the Brynyffynnon Ward. Members were reminded that in accordance with the approved Terms of Reference for the Committee:

“All non-committee members may attend meetings of the Committee except for confidential and speak on ward issues at the Chairman’s discretion, but unable to vote”.

4: Matters arising

At end of Agenda Item 5 - Application for a variation to the existing conditions in respect of the premises at 25 – 28 High Street:

Joss Thomas, WCBC’s Licensing Service, had responded to our comments submitted under Delegated Powers following our discussion at the last meeting, requesting further comment from us. We resolved:

A: That the “Over 21s” licensing condition was no longer required, and could be removed.

B: That in order to be consistent with all other similar licenses, the condition requiring door supervisors should not be removed, especially on Fridays and Saturdays and for special events.

Agenda Item 6: Planning Applications:

Application No 1: P/2026/0168

Description: LISTED BUILDING CONSENT FOR EXTERNAL SIGNAGE (ILLUMINATED AND NON-ILLUMINATED)

Site Address Wrexham County Museum, Regent Street, Wrexham, LL11 1RB

Decision: No objection to two of the three proposed signs on the elevation of the Building, but concerns about the suitability and design of the central red logo sign on this important Listed Building

Comment: Support the comments of the Highways Officer regarding the need for information to be submitted about the proposed two signs on the Regent Street frontage, which will possibly be illuminated? - and the need for additional time for consultation.

Application No 2: P/2026/0169

Description: ADVERTISEMENT CONSENT FOR 5 SIGNS

Site Address: Wrexham County Museum, Regent Street, Wrexham, LL11 1RB

Decision: No objection to two of the three proposed signs on the elevation of the Building, but concerns about the suitability and design of the central red logo sign on this important Listed Building

Comment: Support the comments of the Highways Officer regarding the need for information to be submitted about the proposed two signs on the Regent Street frontage, which will possibly be illuminated? - and the need for additional time for consultation.

Application No 3: P/2026/0174

Description: CHANGE OF USE OF 3 BEDROOM FLAT (CLASS C3) TO 3 BEDROOM HOUSE IN MULTIPLE OCCUPATION (HMO) (CLASS C4)

Site Address: First and Second Floor Flat, 36 Brook Street, Wrexham, LL13 7LL

Decision and Comment: Two previous applications

- Application **P/2022/1033**: Convert and extend the building to create four apartments, and
- Application **P/2024/1362**: Retention of ground floor as shop, and conversion of 1st and 2nd floors to 3 apartments have been REFUSED permission by WCBC Planning, because the two would have resulted in possible increases in phosphate levels in River Dee - and as the site is within the Flood Zone C2, potential risk of flooding and insufficient information and mitigation measures to avoid harm from flooding

Members would not object to a change of use to HMO for three persons at this location, but in view of the previous decisions would OPPOSE the

applications on the grounds of the possible increase in Phosphates in the River Dee, and as the site is within Flood Zone 2, there is potential risk of flooding and insufficient mitigation to avoid harm from flooding

Application No 4: P/2026/01183

Description: PROPOSED LOFT CONVERSION IN FAIRY ROAD CONSERVATION AREA

Site Address: 78, Ruabon Road, Wrexham, LL13 7PH

Decision and Comment. The proposal to install a new Velux window on the roof to the rear of the property will not adversely affect the aesthetic appearance of the building within the Conservation area - but are concerned that the proposed new bedroom in the loft space will not meet required standards in terms of the possible lack of sufficient headroom and of adequate natural lighting, and of adequate means of escape in case of fire.

Application No 5: P/2026/0199

Description: DISCHARGE OF CONDITION 3 (Ventilation) of Planning Permission P/2025/0821

Site Address: General Stores, 70-70A Poyser Street, Wrexham, LL13 7RT

No objection or comment

Application No 6: P/2026/0221

Description: WORKS TO TREES PROTECTED BY TREE PRESERVATION ORDER WCBC 13

Site Address: 115, Norman Road, Wrexham, LL13 7BG

Comment: The tree is of significant importance adding greatly to the Character and Appearance of the local area, hence its listing and protection by a TPO. Any works to the tree must be limited to those necessary for the health and wellbeing of the tree, and must not affect the balance, form and proportions of the tree, and its significance on the local street scene as seen over a large area, and must be carried out under the supervision of the Arboricultural Officer.

Application No 7: P/2026/0257

Description: DISCHARGE OF CONDITION 6 (Validation Report) of Planning Permission P/2024/1686)

Site Address: 35, Maesgwyn Road, Wrexham, LL11 2AP

No objection or comment.

Agenda Item 7: Notification from WCBC re withdrawal of Local Development Plan.

We had received notification from the CBC that Welsh Ministers had directed WCBC's Planning Authority to withdraw the emerging Local Development Plan.

We resolved to express our concern that the Wrexham County Borough Council now finds itself without a current Local Development Plan, and will be dependent on the outdated Urban Development Plan adopted in 2005, and which expired in 2011.

Planning Guidance Notes are also out of date and in need of updating to be relevant to the current needs and requirements of Wrexham.

We urge Wrexham CBC that production of the new Local Development Plan should be developed quickly and expeditiously, and with full consultation with the Public and the Community Council.

Further Item:

Cllr Steve Vale had e-mailed Members expressing concern about the number of refuse bins left permanently on Bridge Street near Burton Buildings - possibly because dedicated storage space is no longer provided within the premises.

Members agreed that under Delegated Powers, the Clerk should contact both the Planning and Environment Departments to pursue the matter, and to ensure that the bins are removed from the street as soon as possible.

Members also wished to draw attention that the same problem is widespread across the town centre - in particular at the Gates at the entrance to the Parish Church from Church Street.

Meeting ended at 8.06 p.m.

Signed Councillor Alun Jenkins (Chair) Dated