

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

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON THURSDAY 2ND JULY 2026

In attendance : Councillors Alun Jenkins (Chair), David Jones (Vice-Chair), Keith Williams, and Mark Stephens

Also in attendance: H. McCarthy (Interim Clerk)

"John", a member of the public was also in attendance by Zoom, but did not provide further details about himself, or ask to address the Committee.

Members were welcomed to the meeting. Four Members of the Committee were present.

Councillor Andrew Williams was welcomed to his first meeting since his co-option to the Council. Members were reminded that in accordance with the Terms of Reference for the Planning Committee "All Councillors are entitled to attend the meetings, but only those appointed as Members of the Committee are entitled to vote,"

Decisions and comments at Meeting on 2nd July 2026:

Agenda Item 13: Apologies

Councillors Steve Vale, Alan Filmer

Agenda Item 14: Declarations of Members Interests:

There were no declarations of interests from Members.

Agenda Item 15: To approve and sign the minutes of the Planning Committee held on Thursday, 4th June 2026.

Resolved: To sign the minutes as a true and accurate record.

Agenda Item 16: Matters Arising.

A: From the 30th April meeting:

A further acknowledgement had been received from the Planning Department / Environment Department confirming that the Bins/Recycling Containers issue in Bridge Street and in the Town Centre especially around the Parish Church is still being investigated;

There had been no response from the Planning Department regarding the issues we raised regarding the withdrawal of the LDP.

B: From the 4th. June meeting:

There had been no response from the Conservation Officer or the Arboricultural Officer regarding trees in the Fairy Road and Salisbury Road Conservation Areas.

Cllr Keith Williams raised a further concern regarding No 1, Y Groes, the property on the corner of Salisbury Road with Talbot Road and Percy Road. Hedges had been removed without approval some time ago and replaced with wooden panels which are out of keeping with the Conservation Area. Recently, an outbuilding has been erected within the garden area, the roof of which can be seen above the 2m high fencing panels - without the benefit of planning approval. The new structure can also be seen through the wrought iron gate.

We agreed to refer this matter for investigation by the Planning Enforcement and Conservation Officers of WCBC.

Agenda item 17: Public Session:

There were no requests from Members of the Public to speak.

Agenda item 18 – Planning Applications:

Application No 1: P/2026/0169

Description: **ADVERTISING CONSENT FOR 5 SIGNS**

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

First considered at the April 30th. Meeting - Amended plans and details now submitted.

Decision and Comments:

Restate our view that we have no objection to the wording or design of the proposed Welsh and English signage on the front elevations,

Object strongly to the proposed red “**WC**” logo (Bilingual?) signs that are inappropriate

and unsuitable for this important Listed Building in the City Centre -
Not clear what W and C stand for – they seem to have no relevance or connection to either the “Amgueddfa Bel-Droed Cymru – Football Museum of Wales” or to “Amgueddfa Wrecsam – Wrexham Museum”

(**W** - Wrecsam / Wrexham; **C** - ? / ?)

Welcome the further information provided about the proposed LampPost banners and the Electronic Digital Display Screen, and for the extended opportunity to comment.

Have no objection to the two Lamppost banners - other than to the inappropriate and unsuitable “WC” logos on them.

Agree with the Highway Officer’s concerns that any illuminated / digital display sign “should not cause glare or distraction to drivers on the adjoining highway”. If it is proposed to be housed within the refurbished building, it should be sufficiently far away from the road not to cause distraction. Will support the Highway’s Officer’s direction on this matter.

We agreed to make representations to WCBC through the CEO regarding the proposed inappropriate and unsuitable “**WC**” Logo?

Application No 2: P/2026/0340

Description: **CHANGE OF USE FROM B1 (Office) TO BEAUTY SALON AND ASSOCIATED TRAINING ROOM Site**

Address: 6, Temple Row, Wrexham, LL13 8LY

Decision and comment:

Support the comments of the Highways Officer regarding Waste and Recycling. If the application is to be granted, ask for a condition to be imposed requiring that off-street provision is made for the storage of Refuse Bins and Recycling Containers, and to make clear that they should be left on the street only on the day of collection and removed and returned to the off-street storage location the same day.

Application No 3: P/2026/0376

Description: **REPLACEMENT OF EXISTING SHOP FRONT AND PAINTING OF EXISTING BRICKWORK TO FRONT AND SIDE ELEVATIONS**

Site Address: 23-24 Hope Street, Wrexham, LL11 1BD

Decision: No objection or comment

Application No 4: P/2026/0396

Description: **ADVERTISING CONSENT FOR REPLACEMENT SIGNS (NON ILLUMINATED)**

Site Address: 23-24 Hope Street, Wrexham, LL11 1BD

Decision: No objection or comment

Application No 5: P/2026/0378

Description: **INSTALLATION OF SOLAR PANELS**

Site Address: Unit B, Yale Business Village, Ellice Way, Wrexham, LL13 7YL

Decision: No objection or comment

Items not on the Agenda:

1: At the end of the meeting, we considered a notification of a Licensing Application that had been received by the Clerk since the Agenda had been circulated. The Committee could therefore not take a decision on it, but discussed the matter to inform the response that would be made before the end date of representations of 23rd.July 2026

Padel Point Wrexham, Unit 2, Felin Puleston, Wrexham, LL13 7RF (former Magnet warehouse)

The applicant has submitted a new Premises Licence Application to the WCBC Licensing Service section of WCBC requesting a licence to allow: Sale of Alcohol, Monday to Sunday, 12.00 - 23.00, and
Indoor Sporting Events, Monday to Sunday, 07.00 – 23.00

We noted that a planning application P/2025/0935 for “Change of Use of Building from B8 (Warehouse) to D2 (Padel Court Facility)” had been discussed at our Planning and Environment Meeting on the 5th February 2026. The application had been subsequently approved by WCBC on 30th June, 2026, subject to a number of conditions, including: 3:

The padel court(s) hereby approved shall be used for indoor sporting use only. No outdoor padel play, external courts, external training areas, or external sporting activities associated with the development shall take place at any time.

All padel activity must be fully contained within the building envelope. The approved plans showed the internal space set out with three padel courts, and a single WC (reconfigured to an Accessible WC) occupying most of the internal footprint

Members asked that before a recommendation can be made on this application, more detailed information and plans should be requested from WCBC, showing in particular:

where the proposed Bar would be located, where
adequate toilet facilities would be provided
how Music and Noise would be controlled, and the building soundproofed how
the facility would be managed and supervised

- all within the building, so as to prevent disturbance to residents on the nearby housing estate through the arch on the other side of the railway.

Details received will be circulated to all members before a response is submitted under delegated powers before the 23rd July deadline.

2: During the afternoon of the meeting, the Clerk had been contacted by phone by the developers of Roxborough House asking Offa CC to reconsider its objection to Application P/2025/0833 "Change of use of 2nd and 3rd floors to create 30 apartments" - taken on December 18th. 2025 under delegated powers, as the scheduled meeting on the at the 4th. December had been cancelled as it would have been inquorate. They have submitted amended plans and information to the Planning Department, and have sent detailed e-mails explaining the changes, with further details expected.

These will be circulated to Members so that a response can be submitted to the developers and to the Planning Department under delegated powers in the next two weeks.

Agenda Item 19: Member Items.

There were no members' items

Agenda Item 20: Date of the next meeting

Any applications received before the end of July and during August will be dealt with under delegated powers.

Meeting ended : 20:05pm

Signed:- Chair of Planning Councillor Alun Jenkins

Date:-

