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MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON THURSDAY 30TH JULY 2026

In Attendance:

Councillors Alun Jenkins (Chair), David Jones (Vice Chair), Mark Stephens, Grahame Wynn, Alan Filmer, Steve Vale (by Zoom)
Helen McCarthy (Interim Clerk)

Also in attendance:

Councillors David Williams and Alex Jones (by Zoom), and Ivan Apukhtin, representing m1investments.co.uk, developers of Roxburgh House (by Zoom)

The Chair welcomed everyone to the meeting. 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,"

21: Apologies for absence received from Councillor Keith Williams

22: Declarations of Interest

Taken as they arise:

David Jones - Planning Application P/2026/174 - 2 Green Park
Alex Jones - Appeal into Non Determination of Application
P/2023/0593 – Lower Berse Farm.

23: Ivan Apukhtin addressed the meeting, summarising the advantages of the proposed development of 30 one-bedroomed apartments on the 2nd and 3rd. floors of Roxburgh House, and following the amendment of the plans to omit the parking of 15 vehicles on the Servicing Area, asking the Community Council to reconsider its December decision to Object to the proposals. Mr Apukhtin was thanked for this, and for the emailed representations that the Company had submitted to Members. He remained on Zoom to hear the discussion later in the Agenda.

24: To approve and sign the minutes of the Planning Committee held on Thursday, 2nd July 2026.

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

25: Matters Arising from the Minutes:

Responses from WCBC to our previous representations:

A: Withdrawal of the Local Development Plan

Clerk's Update: None received

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.

Clerk's Update: Response from the Department asking whether Offa CC was satisfied with the outcome. Members commented that the bins were still out on the street in Bridge Street, and also in the Town Centre.

Agreed to make further representations on the matter.

C: Trees in Fairy Road and Salisbury Road Conservation Area, and concerns regard 1, Y Groes

Clerk's Update: None received

Agreed to make further representations.

D: **Premises Licensing Application** - Padel Point, Felin Puleston

- Sale of Alcohol, Monday to Sunday 12.00 – 23.00 and

Indoor Sporting Events, Monday to Sunday, 07.00 to 23.00.

Clerk's update. No further information received from the Licensing section.

Planning Application P/2025/0935 granted approval 20th June 2026 includes condition 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.* **Reason**

To safeguard the amenities of nearby residents by preventing noise, light spill, and extended-hour disturbance to ensure accordance with Policy GPD1 of the Unitary Development Plan.

With no response from Licensing to our request for further information, we **RESOLVED:**

1: To formally object to the Licensing Application for **Sale of Alcohol Licence** as there is no space within the building as required by the Planning Condition in the Approval Notice.

2: To formally object to the requested hours (7 a.m. to 11.p.m every day)for the Licence for **Indoor Sporting Events**. Although the Planning Permission places no limits on the hours of operation of the site, "in order to safeguard the amenities of nearby residents." the hours of operation should be limited to: Monday to Friday: 8 a.m. to 10 p.m. and Saturdays and Sundays from 8 a.m. to 8 p.m. as applies to similar uses elsewhere in the County Borough.

The Clerk reported that she had received notification that day of a Planning Application for an extension to the Padel facility building - to be considered at our next Planning meeting.

E: Correspondence from the Developers of the proposed development at Roxburgh House, for 30 apartments on the 2nd and 3rd floors, regarding Offa CC's objection to the proposal agreed at the December Planning Committee meeting.

The Interim Clerk had circulated a report to Members earlier in the week which included copies of emails from Dyfed Hughes of Hughes: O'Hanlon Architects, and from Mikhail Aputkin of m1investments, the Applicants, requesting Offa CC to reconsider its December Objection to the proposals, as a new plan had been submitted, withdrawing the creation of 15 car parking spaces on the Service Area behind the property. Copies of the amended plan were included within the report.

Earlier in the day, Mikhail Aputkin had asked to address the Planning Committee, and a 3-minute slot at the beginning of the meeting had been allocated. Because of the limited time available, he submitted a further detailed e-mail setting out his arguments, and this too was circulated to Members prior to the meeting.

Members welcomed development of empty properties within the town centre and recognised that it is not possible for off-street vehicle parking to be provided within most of these developments. Members welcomed the development of 30 one bedroomed flats in this scheme, each with separate living room, kitchen and bedroom, the provision of 60 secure bicycle spaces, and satisfactory arrangements for refuse and recycling. However, our objection in December had been on the grounds that there were only 15 car parking spaces for the 30 apartments, that the car parking would be provided on the Servicing area for the ground and first floor properties and also with the Little Theatre having parking rights there too. With the increasing number of applications for conversions of properties in the Town Centre, without being able to provide the necessary parking, there were increasing major implications for the immediate surrounding area and on the residential areas on the edge of the Town Centre.

Even with many residents in town centre developments not owning cars, those with cars are already leaving them on already congested residential streets such as Lea Road and the areas of Pen y Bryn and Ruabon Road, to avoid utilising expensive car parks within the town centre.

The amended plan removes the original 15 place off-street parking provision from the Servicing Area and now provides NO off-street parking places within the development. Whilst this overcomes the first element of our December objection and satisfies the continuing needs of the Commercial Properties on the ground and first floors of the building, and of the Little Theatre, thus overcoming that objection. However, that exacerbates the second of our objections, that the proposed development now makes even less adequate parking provision, resulting in increased likelihood that even more vehicles from the town centre will park on the already congested residential streets on the edge of town in our Community - the third reason for our objection.

Yesterday's response from Mikhail Apukhtin includes the following paragraph:

7. Our undertaking for tenants who own vehicles

7.1 We recognise that a minority of tenants may own vehicles. For those rare cases, we are open to approach the operators of the public car parks within a short walk of the building, each of which already offers monthly and annual subscriptions, with a view to arranging preferential rates for Roxburgh House tenants.

7.2 We offer this as a good faith measure. It sits alongside, not instead of, the policy position set out above.

The Applicant also suggested during the meeting that with the removal of the 15 parking places from the application, there could be an opportunity for some of the Service Area to be made available for use by a limited number of residents owning cars.

The Applicant and the Council need to consider how these two suggestions can be built into a workable and legally binding condition that would form part of an approval of the Application which would then overcome Offa CC's objections.

Another concern now is that with the withdrawal of the Local Development Plan, the promised review of Local Planning Guidance Notes is on hold, even though most are in urgent need of updating. LPG 16 on Parking Standards was first introduced in November 2000, and was last updated in July 2018, before the number of applications for Housing Conversions within the Town Centre had become significant.

We **RESOLVED** therefore to maintain our objection on two of the three previous grounds:

1: The application is for the creation of 30 apartments, but the amended plan shows no off-street car parking spaces - for residents and for visitors and deliveries etc. to the apartments.

2: 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 Pen y Bryn and Ruabon Road areas, and in Lea Road.

- UNLESS the two suggestions above (para 71 and use of possible spaces available on the Servicing Area) made by the applicant can be built into a workable and legally binding Condition that could be included if the Application is considered for Approval.

And 3: For the reasons given above, the Council's Planning Guidance Notes are in need of urgent updating - in particular PGN 16 - Parking Standards, to meet present day needs.

26. Consideration of 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

Decision and Comment:

The only changes in the amended plan are the inclusion of the four 45° visibility splay lines.

The plans still show the first floor terrace, from which visibility is more than 90° in each direction, overlooking adjoining properties. The plan still shows the proposed 6ft high wall and gates along the frontage.

Resolved: To maintain our previous objection.

1: The first floor terrace at the rear of the building will cause overlooking of neighbouring properties, and will interfere with the privacy of the residents of those nearby properties, and of the owners themselves

2: The Green Park estate is designed as Open Plan, and the proposed 1.8m high wall and sliding gate across the frontage will be out of keeping with the rest of the estate -

Application No 2: P/2026/0415

PROPOSAL: CHANGE OF USE OF PART OF GROUND FLOOR, FIRST AND SECOND FLOORS OF BUILDING TO 6 FLATS

LOCATION: 56 PEN Y BRYN, WREXHAM, LL13 7HY

Decision and Comment

The Planning Permission for the former Swan Public House granted on 5/5/2015 “*for change of use of the First and Second floors and part of the Ground Floor and Basement of the former Public House to provide 4 apartments, Rear Dormer and Porch extensions, external staircase, Bike storage and Parking Areas*”. The earlier conversion into an A1 retail unit (Acton Gate Audio) was permitted development so a formal application was not required.

The principle of housing development is therefore established,

RESOLVED: To submit the above comment, and to raise no objection

APPLICATION No 3: P/2026/0419**HISTORIC ENVIRONMENT (WALES) ACT 2023**

PROPOSAL: LISTED BUILDING CONSENT FOR INTERNAL AND EXTERNAL ALTERATIONS

LOCATION: 25-28 HIGH STREET, WREXHAM, LL13 8HY

Decision and Comment:

1: To seek clarification of the street numbering of the property - The Town Centre Conservation Area shows the half on the corner with Yorke Street as number 25, and the other half as numbers 26 to 28, whereas the CADW listing shows the property on the corner as 26, and the other half as 28 - neither 25 nor 27 are mentioned in the listing. Most properties along the south side of High Street are Grade II listed “because they form part of an important group of commercial properties along High Street”, and are included for their “group value”.

2: This is an application in retrospect, as the internal changes have already been made, as have changes to the ground floor fascia, and the establishment is now open and trading.

However, no changes have yet been made to the colour of the fascia at 1st and 2nd floors or the 1st floor balcony railings. Members have concerns that if the proposal is to paint these upper floor features “rich deep green”, that this would have an unacceptable and harmful impact on the character and appearance of the historic façade, losing many of its interesting features, and would be contrary to the listing, and should therefore be **refused** permission. The current colours should be retained.

RESOLVED: to submit these two comments

Application No 4: P/2026/0423

PROPOSAL: CHANGE OF USE OF EXISTING CHAPEL BUILDING INTO 8 NO CARE HOME BEDROOMS (CLASS C2 - RESIDENTIAL INSTITUTIONS) INCLUDING LINK EXTENSION PROVIDING DAY ROOM AND ANCILLARY ROOMS

LOCATION: HILLBURY HOUSE, 2 HILLBURY ROAD, WREXHAM, LL13 7ET

Decision and Comment:

The Chapel is within the Conservation Area but is not a listed building.
The former Nazareth House was run by the Nuns, and the Chapel would have been a consecrated space, and of historic interest.

RESOLVED: To seek guidance as to whether the loss of the Chapel would be contrary to the “Preserve and Enhance” principles of the Conservation Area, and to investigate whether the building is worthy of consideration for Listing.

Application No 5: P/2026/0433

PROPOSAL: INSTALLATION OF SOLAR PANELS

LOCATION: POPLAR HOUSE, MADEIRA HILL, WREXHAM, LL13 7HD44

Decision and Comment:

This is a grade II listed building within the Salisbury Road Conservation Area. The proposed solar panels would be clearly visible from the Salisbury Road direction, so would have a detrimental impact on the character and appearance of the building and on the locality, contrary to both Listing and Conservation Area principles. It would also set a precedent, as no other properties within the Conservation Area currently have Solar Panels on their roofs.

RESOLVED: For the above reasons, to **OBJECT** to the both the General Planning and the Listed Building applications.

Application No 6: P/2026/0449

PROPOSAL: LISTED BUILDING CONSENT FOR INSTALLATION OF SOLAR PANELS

LOCATION: POPLAR HOUSE, MADEIRA HILL, WREXHAM, LL13 7HD

Decision and Comment:

As for Application 5 for the same property, To **OBJECT** to the both the General Planning and the Listed Building applications.

- 27: Correspondence from the Planning Inspectorate (PEDW)** regarding the proposed 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 (Details sent out by e-mail to all Members by the Chair on July 22nd., which includes a copy of the OBJECTION submitted by Offa Community Council in October 2023.

We considered a Report circulated by the Chair:

DECISION AND COMMENT:

1: The Chair had contacted Sharon Williams in Planning on behalf of the Community Council, asking specifically that the Wastewater Treatment Plant should be discussed at this morning’s pre-inquiry meeting, so that the matter can be added to the list of topics for discussion at the Inquiry in September.

2: Planning Inquiry, September 22nd to 25th at the Guildhall:

Members agreed to make representations to the Planning Inspector, preferably by written submission, based on our objection submitted in 2023, which was based on the requirements of the then emerging Local Development Plan, which has recently been withdrawn, so the Inspector is considering the case on the basis of the former UDP.

To work with the Planning Department and the Two Local Members to determine how the Community Council’s Objection can be best presented so that the Appeal is rejected by the Inspector, and the Application remains not approved.

- 28: There were no Member Items for consideration.

- 29: Date of next meeting 8. To note the date of the next **Planning Committee** meeting, which will be held at **7pm, on Thursday 3rd. September. 2026, at the Maesgwyn Community Centre, Lilac Way, Wrexham, LL11 2BB.**

The meeting ended at 8.54 p.m.