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Minutes of the Planning Committee Meeting held on Thursday 1st October 2026

The Chair was taken by the Vice-Chair who thanked all those who were in attendance, especially the Clerk at this difficult time.

In Attendance:

Councillors Alan Filmer, David R. Jones (Vice-Chair), Mark Stephens, Keith Williams, Grahame Wynn, Steven Vale (by Zoom)

Non-committee members present: Councillors Janet and Peter Young (by Zoom).

39. Apologies for absence received from Councillor Alun Jenkins.

Non-committee members Councillors David Williams; Phil Wynn.

40. Declaration of Members' Interests

None

41. To approve and sign the minutes of the Planning Committee Meeting held on Thursday 3rd Sept 2026.

The Minutes were checked for accuracy and approved. Proposed: Councillor Keith Williams. Seconded: Councillor Mark Stephens. The Minutes were signed by the Vice-Chair

42. Matters Arising

There were four matters that had been raised previously:

- A. Refuse bins left on Bridge Street near Burton Buildings; in Church Street by the gates to the Parish Church; across the town centre generally.
- B. Trees in both the Fairy Road and Salisbury Road Conservation areas, and developments at 1 Y Groes
- C. Wrexham Museum's WC logo
- D. Clarification of property numbering re. numbers 25-28 High St (see application P/2026/0419)

The Clerk reported that there had still been no replies to the Offa Community Council's requests for responses to these matters, although Councillor Vale had received correspondence regarding the bins. The only response received by the Clerk was in the form of a questionnaire.

It was suggested by Councillor Keith Williams that the Council approach Highways and Environmental. The Clerk reported that this had been done already.

The Minutes of the previous Planning Committee Meeting of 3 September also proposed (under 4E) that the Council / CEO 'be invited to a meeting with the Council to pursue these matters and ensures that the Community Council receives replies to comments submitted to and questions asked of the County Borough Council.' The Clerk reported that this invitation had been shown to the Council / CEO but had received no response.

43: Public Session (not exceeding 12 minutes)

There were no members of the public present and no requests from members of the public to participate had been received.

44: Consideration of the following Planning Applications:

Members had received a presentation of the applications prepared by the Chairman

Application No. P/2026/0019

**Unit A Croesnewydd Road, Wrexham, LL13 7TB.
(These were amended plans dated 7 September)**

The following points were raised:

- a. Although the entrance gates are wide enough for two vehicles to pass, once beyond the gates, the provision of parking spaces reduces this width to a single lane.
- b. Because of the proposed parking layout, vehicles turning left into the site (i.e. coming from town (over the level crossing from Watery Road) would be confronted immediately by a vehicle parked in the disabled bay. The position of the disabled parking bay therefore makes it particularly vulnerable to collision by vehicles entering the site from this direction.
- c. Because the parking bays beyond the gates make it a single lane, it means that if one vehicle is leaving the site, another entering the site would have to wait outside the gates blocking Croesnewydd Road. It was commented that this road is already heavily used, and the Greggs application would bring more traffic.

d. Turning on site. Much of the space in front of Units B and C would be required for vehicles to turn to leave the site in a forward direction. The space needed for this means that the two Units B and C would be deprived of parking spaces.

Although Unit B is currently empty, it was pointed out that there was an outstanding application for a golf practice range that would be expected to require parking.

e. There should be no vehicular link between Units A, B and C and the larger units accessed from Dolydd Road. Access and egress from Croesnewydd Road should be for Units A, B and C only; for the larger units beyond, access and egress should be from Dolydd Road only, as at present.

f. Cycle Storage spaces are needed, as required by Planning Guidance.

Decision and Comment:

Object to current plans as they stand and support the Highways Officer in the concerns submitted, and in particular with regard to the six points listed above.

Resolved: To submit the above comments

Application No.2 ENQ/2026/0220

Telecom Apparatus, Roxburgh House, Hill St LL11 1SN

This was not a planning application but a notification only. The mast was already in place.

Decision and Comment

To make no objection or comment.

Application No. 3 P/2026/0554 & No. 4 P/2026/0555

No.31 & 33 Bridge Street, Wrexham, LL13 7HP

These applications refer to adjacent properties and were taken together.

The Chair asked for comments. The question of ownership was raised by Councillor Vale

Although the application states that the changes relate to the shop fronts only, the applicant (Mr Adrian Jones) states in his application that his intention is to 'secure and weatherproof the premises'. The properties would be rendered (to be patched or repaired) and then given a coat of cream paint to match the existing appearance. The applicant intends to paint doors and windows olive green as seen at no. 35 Bridge Street. It was not clear how much internal alteration had been done already. However, the applicant also states that he intends the shops will be one unit accessed from no. 33.

No.3 31 Bridge St, Wrexham, LL13 7HP - Application P/2026/0554

Comment and Decision:

It was agreed to seek more information, also to request that the doors to both properties be retained (even if one was non-opening) to preserve the visual consistency and appearance of both properties, both of which lie within the Salisbury Road Conservation Area. Separate planning approvals would be required for any further internal alterations, or to the change of use of the properties.

No.4 33 Bridge St, Wrexham, LL13 7HP - Application P/2026/0555

Comment and Decision:

It was agreed to seek more information, also to request that the doors to both properties be retained (even if one was non-opening) to preserve the visual consistency and appearance of both properties, both of which lie within the Salisbury Road Conservation Area. Separate planning approvals would be required for any further internal alterations, or to the change of use of the properties.

Application No.5: P2026/0561

Unit 7 Bradley Road, Wrexham, LL13 7 SU

It was pointed out that the correct address was Central Road

The area was to be covered with block paving providing space for 5 tables (20 covers), recycle bins and parasols. There would be no change to parking spaces. The change involved the removal of a tree and the removal of low-level shrubs. A Tree Survey [BS 5837] was required with the application but was not present.

It was queried by Councillor Keith Williams whether the premises lay within a Conservation Area. [The premises falls just outside of, and backs onto the boundary of the Grosvenor Road Conservation Area.]

Decision and Comment:

No objections raised

Application No.6: P2026/0566

17-19 Regent St (HSBC Bank)

Installation of a replacement door 'on a like for like basis'. It appeared that the new door was wider to better accommodate disabled access.

Comments were invited

Decision and Comment:

No objection.

Application No.7: P2026/0573

111 Erddig Road, Wrexham, LL13 7DS

The proposal was to extend the existing garage to form games room / gym

As put forward this would involve the removal of a cherry tree as well as a possible impact on a larger tree. To mitigate this, it was queried whether a side-ways extension would avoid potential damage. However, it was not clear whether this would be a practical solution.

Decision and Comment:

No objections made, but to state that all measures possible should be taken to avoid any damage to the trees.

Application No.8: P2026/0589

81 Erddig Road, Wrexham, LL13 7DP

Proposal: Installation of replacement windows to front and side of property which lies within the Fairy Rd Conservation Area. The proposed contractor had worked on the replacement windows at 96 Erddig Road.

Decision and Comment:

No objection. The proposal for wooden sash windows to restore the appearance of the property to its Victorian period is to be welcomed and complies with the requirements of the Conservation Area.

45. WCBC Planning Enforcement Policy Consultation - Responses by 23 October.

A copy of a suggested draft response had been circulated to all members of Offa Community Council, and it was open for all members to comments on this document.

It was pointed out that under the current policy many planning approvals have not contained the necessary conditions that can be enforced.

There were no specific comments made by committee members at the meeting

All other members of Offa Community Council would be given an opportunity to contribute comments after tonight's meeting.

Decision:

It was agreed that the Chair and Vice-Chair would finalise the response on behalf on the Council to be submitted by 23 October. Members could also submit comments individually.

46. Up-date from Inquiry into the non-determination by WCBC of Planning Application P/2023/0593 - 1450 dwellings at Lower Berse Farm.

A written up-date had been forwarded by Councillor Phil Wynn.

This stated that the Appeal Hearing had been adjourned on Thursday morning [24 September] owing to questions about the Inspector's impartiality. It had not been decided when the hearing would reconvene.

Councillor Wynn's report added that there was consensus that 'the phosphate contamination of the River Dee had been over-stated. As such Redrow have asked for the Water Treatment Plant to be removed and replaced with housing up to 1450 or 1360 if the phosphate issue is resolved'.

It was commented that any data showing adverse situations cited in previous assessments going back several years would be worse by today, particularly highways congestion.

Decision and Comment:

Councillor Wynn's report was accepted, and it was decided to await a further up-date from him.

47. To consider the following Member Items

There were no members' items to consider

48. Date of next Planning Committee meeting:

Thursday 5 November 2026 at the Parciau Community Centre.

The Vice-Chair thanked members for attending and formally closed the meeting at 7.57pm