

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

Present: Cllrs Jenkins, D. Jones, Vale, P. Wynn, and McCarthy (Deputy Clerk)

Also in attendance: L Jakeman (Locum Support), Cllr A Jones

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING HELD ON THURSDAY 8TH JANUARY 2026

1. To receive and consider apologies for absence.

Cllr K Williams – Noted

(Clerk's Note: former Cllrs Lloyd and Subacchi had resigned from the Community Council since the last meeting of the planning committee)

2. To receive declarations of Members' interests.

There were no declarations of Members' interests.

3. To approve and sign the minutes of the Planning and Environment Committee meeting held on Thursday 6th November 2025.

Resolved: Subject to them being amended at paragraph 5 (in relation the response to Planning Application P/2025/0607), to include the 7 bullet points that were agreed by resolution to be part of the full response to the LPA, to sign the minutes as a true and accurate record

4. Public Session

There were no Members of the Public in attendance.

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/a0fSq000001bCXtlAM?c_r=Arcus_BE_Public_Register&language=en_GB

Resolved: To Object to the application as submitted.

Comment: Whilst the current windows and doors are evidently in poor condition, it is essential that replacements should fully comply with the requirements of the Conservation Area status, to preserve, protect and enhance the area - uPVC units are therefore not acceptable replacements.

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

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

Resolved: To make no recommendation but to leave comments to local residents.

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

Resolved: To recommend for approval in principle subject to compliance with LN and Conservation Area requirements. (noting that the resolution and comments also apply the P/2025/0918 below)

Comment: The current applications are for the same amended plans as approved in 2020, so can be supported in principle, subject to the proposed changes being compliant with current LB and Conservation Area requirements and to the satisfaction of the Conservation Officer.

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

Resolved To recommend for approval in principle subject to compliance with LN and Conservation Area requirements. (noting that the resolution and comments also apply the P/2025/0918 below)

Comment: The current applications are for the same amended plans as approved in 2020, so can be supported in principle, subject to the proposed changes being compliant with current LB and Conservation Area requirements and to the satisfaction of the Conservation Officer.

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

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

Resolved To provide comment:

Tree T11 is the end tree in a line of eleven substantial trees that form a significant feature in the local landscape, especially when in full leaf, and have considerable amenity value, hence the TPO. The application form confirms that disease or the fear that the tree might break or fall is not a reason for the planning application. Changes to the height or form of the tree therefore need to be kept to a minimum, and carried out under the guidance of the Arboricultural Officer. (The removal of dead wood on trees covered by TPOs does not require planning permission,)

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

Resolved To provide no Comment or recommendation as the application has already been approved by WCBC.

6. Planning Comments Submitted Under Delegated Powers.

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

P/2025/0833: Change of use of 2nd and 3rd floors to create 30 apartments
To object and submit comments and reasons

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

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

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

Meeting Closed at 19:26 hrs

Chair: Cllr A. Jenkins

DRAFT