

Canolfan Adnoddau Ty Luke O'Connor
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Luke O'Connor House Resource Centre
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In attendance : Councillors Alun Jenkins (Chair), David Jones (Vice-Chair), Keith Williams and Mark Stephens

Also in Attendance : H McCarthy (Acting Clerk)

**MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING HELD ON
THURSDAY 2nd April 2026**

Members were welcomed to the meeting. Councillor Mark Stephens had been appointed a member of the Committee at the February Council meeting. There are still two vacancies on the Committee that are available to be filled by Council. A quorum of three members is required for decisions to be taken on behalf of the Council.

4 members were present at the meeting.

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”.

1: To receive and consider apologies for absence - Cllr Steven Vale

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 5th March 2026.

Resolved : 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 1: P/2026/0056

Description: ERECTION OF MODULAR BUILDING AND 2 NO METAL STORAGE CONTAINERS

Site Address St Christopher's School, Stockwell Grove, Wrexham, LL13 7BW

Resolved: No objection in principle subject to the following condition:

Permission for the two Temporary Storage containers should be time limited to 12 months.

Application No 2: P/2026/0086

Description: DEMOLITION OF EXISTING ANNEXE AND ERECTION OF 3 SELF-CONTAINED UNITS OF ACCOMMODATION

Site Address: 24 Salisbury Road, Wrexham, LL13 7AS

Decision: To object, for the following reasons:

The current use of the house and annexe as a residential Institution for 3 residents was approved under application P/2024/1228. This was subject to a number of conditions; in particular: No 4 requirement for bicycle storage; no 5 for a communal drying and recreational area in the rear garden behind the Annexe, and also for bin storage to the rear of the building; no 6 requiring the laying out of the parking area for 2 vehicles to the front of the building, and a further two alongside the existing annexe, fronted by a turning area; nos 8 and 10 for vehicular and pedestrian splays; and no 11 requiring no gates or fencing across the access or drive, Many of these have not been implemented, and would not be possible with the proposed increased size of the annexe to house a further three residents. The car parking would be reduced from 4 to just 2 vehicles - even with four off street spaces, a number of vehicles are frequently parked on the pavement on Salisbury Road.

Application No 3: P/2026/0090

Description: INSTALLATION OF NEW DOUBLE GLAZED UPVC WINDOWS WITHIN FAIRY ROAD CONSERVATION AREA

Site Address: 81, Erddig Road, Wrexham, LL13 7DP

Decision: To object: Cannot support uPVC windows in Conservation areas. WCBC have refused many previous similar applications, decisions that have been supported by the Planning Inspectorate on appeal - with requirements for uPVC windows to be removed, and replaced with double glazed wooden casement windows.

Application No 4: P/2026/0110

Description: ADVERTISEMENT FOR 5 FASCIA SIGNS AND 5 FREE STANDING SIGNS (ILLUMINATED AND NON-ILLUMINATED)

Site Address: DIY Store, Berse Road, Wrexham, LL11 2BL

Decision: To raise no objection to the proposal in principle, subject to the following comments:

Support the inclusion of the Condition required by the Highways Officer that the illumination should not present disabling glare or dazzle to traffic on adjoining roads, and also the department's concerns about the possible adverse impact of the illuminated sign to the rear of the property on traffic on the A483.

Concerns also about the possible adverse impact of the illumination on the houses on the opposite side of Berse Road - suggest a need for restricted hours of operation to 10 p.m.

Application No 5: P/2026/0137

Description: RENEWAL OF PLANNING PERMISSION P/2025/0057 - PARKING AND OPERATION OF 2 PRIVATE HIRE VEHICLES

Site Address: 7 SALISBURY ROAD, Wrexham, LL13 7AS

Decision: The Community Council has received no complaints following the temporary permission, so supports the renewal, subject to the inclusion of all the previous conditions.

Application No 6: P/2026/0141

Description: WORKS TO TREES IN FAIRY ROAD CONSERVATION AREA

Site Address: 2, Belgrave Road, Wrexham, LL13 7ES

Decision: These are important trees within the Conservation Area. Works must be limited to those absolutely necessary, and carried out under the supervision of the Arboricultural Officer.

Application No 7: P/2026/0144

Description: PRIOR NOTIFICATION FOR INSTALLATION OF COMMUNICATION HUB

Site Address: Outside 25 Regent Street, Wrexham, LL11 1SG

and

Application No 8: P/2026/0145

Description: ADVERTISEMENT CONSENT FOR DIGITAL DISPLAY SIGN (ILLUMINATED)

Site Address: Outside 25 Regent Street, Wrexham, LL11 1SG

Decision: The Community Council welcomes the new proposal to move the installation of the hub and display further from the junctions with Egerton Street and Hill Street, but expresses the same concerns as for the previous application regarding the need for static displays that are not distracting to passing motorists, and that the sound levels must be kept low.

Application No 9: P/2026/0150

Description: SITING OF MODULAR BUILDING AND INSTALLATION OF COVERED WALKWAY

Site Address: Wrexham Maelor Hospital, Croesnewydd Road, Wrexham, LL13 7TD

Decision: No Objection or comment.

Further item not on the Agenda:

The Deputy Clerk had on the morning of the meeting received a notification of a Licensing Variation Application for a variation to the existing conditions in respect of the premises at 25 – 28 High Street, requiring any comments from the Community Council to be submitted by the 30th April. The Chair allowed discussion of the request although it was not included on the published, and Committee agreed that the comments should be submitted under delegated powers, in accordance with the Committee’s Terms of Reference:

1: Remove the existing licence condition re customers being “over 21s only”

Members asked for an explanation from the Department as to why this condition had been preciously imposed.

2: Remove existing licence condition requiring SIA Door Supervisors.

Members disagreed with this request as it was a standard condition for all such licensed premises, and that Door Supervisors were needed particularly in the evenings and at weekends, and for any special events.

6. To note the date of the next **Planning and Environment Committee meeting as being held at **7pm, Thursday 30th April 2026 at Luke O’Connor House.****

Noted

Chair : Cllr A. Jenkins
Acting Clerk : H McCarthy

Close of Meeting : 19.55pm

Signed