

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

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

Also in Attendance : Karen Benfield (Assistant Clerk)

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING HELD ON THURSDAY 5TH MARCH 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. All 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.

None received.

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 February 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: -

P/2026/0068 - Land outside 15 Regent Street, Wrexham, LL11 1RY, INSTALLATION OF BT STREET HUB

RESOLVED – the phone box to be removed is located outside HSBC at 15 Regent St - not 17-19 as per the application.

To support subject to the following:

- 1: Members support the comments of the Highways Dept. that the gap between the proposed hub/display is increased from 1 metre to at least 2 metres to facilitate pedestrian and wheelchair access.
- 2: Conditional on a static display only so as not to cause distraction to motorists (there are 2 busy road junctions and 2 pedestrian crossings either side of the location with lots of pedestrian activity)
- 3: Sound levels must be kept low.

P/2026/0078 - Land outside 15 Regent Street, Wrexham, LL11 1RY, ADVERTISING CONSENT FOR DIGITAL DISPLAY (ILLUMINATED)

RESOLVED – To support subject to the following:

- 1: Members support the comments of the Highways Dept. that the gap between the proposed hub/display is increased from 1 metre to at least 2 metres to facilitate pedestrian and wheelchair access.
- 2: Conditional on a static display only so as not to cause distraction to motorists (there are 2 busy road junctions and 2 pedestrian crossings either side of the location with lots of pedestrian activity)
- 3: Sound levels must be kept low.

P/2026/0104 - 96, Erddig Road, Wrexham, LL13 7DR, DISCHARGE OF CONDITION 5 (BIODIVERSITY) OF PLANNING APPROVAL P/2025/0101.

(Approval granted on appeal, for conversion to an HMO for maximum of 5 persons occupancy subject to 5 conditions - 13th February 2026.)

RESOLVED – To object. The discharge of condition cannot be supported as there is no evidence on the website that condition 5 imposed by the Planning Inspectorate has been complied with, or that the biodiversity plan required by this condition has been submitted to the Local Planning Authority.

6. To note the date of the next **Planning and Environment Committee** meeting as being held at **7pm, Thursday 2nd April 2026 at Luke O'Connor House.**

Noted

Chair : Cllr A. Jenkins
Assistant Clerk : K Benfield

Close of Meeting : 19.20pm

Signed