



Canolfan Adnoddau Ty Luke O'Connor  
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LL13 8QT

Luke O'Connor House Resource Centre  
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Thursday 13th February 2025

Dear Councillor,

You are summoned to attend the **Planning Committee** meeting at **7pm, Thursday 20<sup>th</sup> February 2025 at Luke O'Connor House Resource Centre, 21 Barter Court, Wrexham LL13 8QT** and remotely by Zoom.

Zoom: -

<https://us06web.zoom.us/j/82639834871?pwd=lier7axhVhIZ6npNlVUVl4N0RNAi9r.1>

Meeting ID: 826 3983 4871 Passcode: 854425

With thanks,

*B. Minshall*

Benn Minshall  
Clerk and Responsible Financial Officer

### AGENDA

1. To receive and consider apologies for absence.
2. To note declarations of Member interests.
3. To approve and sign the minutes of the Planning Committee meeting held on Thursday 16<sup>th</sup> January 2025.
4. Public Session  
A period not exceeding 12 minutes for Members of the Public to ask questions or submit comment.
5. To consider the following planning applications: -

**Appliation No:** P/2025/0073

**Proposal:** Newid Defnydd Y Lloriau Uchaf Yn 5 Fflat 2 Ystafell Wely, Newidiadau I Flaen Y Siop I Hwyluso Mynediad Ac Addasu Man Manwerthu Llawr Gwaelod O Un Uned I 2 Uned / Change of Use of Uppers Floors To 5 No 2 Bedroom Flats, Changes To Shop Front To Facilitate Access And Conversion of Ground Floor Retail Space From Single Unit To 2 Units.

**Location:** 20-21 Hope Street, Wrexham LL11 1BG

[https://wrexhamcbc.my.site.com/pr/s/detail/a0ISq000000s7MHIA?c\\_r=Arcus\\_BE\\_Public\\_Register&language=en\\_GB](https://wrexhamcbc.my.site.com/pr/s/detail/a0ISq000000s7MHIA?c_r=Arcus_BE_Public_Register&language=en_GB)

**Application No:** P/2025/0084

**Proposal:** Amrywio Amod 3 Caniatad Cynllunio P/2018/0610 I Dileu'r Cyfyngiad Ar Werthu Bwyd A Diod / Variation of Condition 3 of Planning Permission P/2018/0610 To Remove Restriction On The Sale Of Food And Drink

**Location:** 12 Brook Street, Wrexham LL13 7LL

[https://wrexhamcbc.my.site.com/pr/s/detail/a0ISq000000sh1ZIAQ?c\\_r=Arcus\\_BE\\_Public\\_Register&language=en\\_GB](https://wrexhamcbc.my.site.com/pr/s/detail/a0ISq000000sh1ZIAQ?c_r=Arcus_BE_Public_Register&language=en_GB)

6. To note the following planning applications having been approved by WCBC between Thursday 16<sup>th</sup> January – Thursday 13<sup>th</sup> February 2025: -

<b>P/2024/1465</b>	<b>Approve</b>
<b>P/2024/1493</b>	<b>Granted</b>
<b>P/2024/1531</b>	<b>Granted</b>
<b>P/2024/1565</b>	<b>Granted</b>
<b>P/2024/1576</b>	<b>Granted</b>
<b>P/2024/1671</b>	<b>Granted</b>
<b>P/2024/1679</b>	<b>Granted</b>
<b>P/2025/0029</b>	<b>Approve</b>

7. To consider the following Member Items: -

**NONE**

8. To note the date of the next **Planning Committee** meeting as being held at **7pm, Thursday 20<sup>th</sup> March 2025** at Luke O'Connor House Resource Centre.

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In attendance: Cllrs Jenkins, Subacchi, Williams and P. Wynn.

Also in attendance: Cllrs Griffiths and Laurie.

### **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON THURSDAY 16<sup>TH</sup> JANUARY 2025**

1. To receive and consider apologies for absence.

There were no apologies.

2. To note declarations of Member interests.

Cllr P. Wynn declared a non-pecuniary interest planning application P/2024/1701.

3. To approve and sign the minutes of the Planning Committee meeting held on Thursday 17<sup>th</sup> October 2024.

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

4. Public Session

The meeting was attended by a resident, and representative of Welsh Youth Parliament, who wished to observe.

5. To consider the following planning applications: -

**Application No:** P/2024/1362

**Proposal:** Cadw Llawr Gwaelod Fel Siop Gydag Ardal Storio Yn Y Cefn, Blaen Siop Newydd A Throsi Llawr Cyntaf Ac Ail Lawr Yn 3 Fflat / Retention of Ground Floor as Shop with Storage Area to Rear, New Shopfront and Conversion of First and Second Floors into 3 Apartments.

**Location:** 36 Brook Street, Wrexham LL13 7LL

**Resolved:** To make no objection, and to submit a comment that the Community Council welcomes the removal of the Groundfloor Apartment which aides the application in adhering to sustainable travel and bin storage.

**Application No:** P/2024/1679

**Proposal:** Caniatad Hysbyseb Ar Gyfer 1 Arwydd Ffascgia (Wedi'i Oleuo) / Advertisement Consent for 1 Fascia Sign (Illuminated)

**Location:** 14 Pen Y Bryn, Wrexham LL13 7HY

**Resolved:** To make no objection, but to submit a comment that so as not to form a public nuisance illumination of the signage is inkeeping with the opening hours of the establishment.

**Application No:** P/2024/1671

**Proposal:** Dymchwel Drws Troi Presennol A Mynedfa Ochr Ac Adeiladu Mynedfa Drws Llithro / Demolition of Existing Revolving Door and Side Entrance and Construction of Sliding Door Entrance  
**Location:** Wrexham Maelor Hospital, Croesnewydd Road, Wrexham LL13 7TD

**Resolved:** To make no objection, and submit a comment in support of the application.

**Application No:** P/2024/1686  
**Proposal:** Estyniad I Garej I Ffurio Anecs / Extension to Garage to Form Annexe  
**Location:** 35 Maesgwyn Road, Wrexham LL11 2AP

**Resolved:** To make no objection nor submit any comment

**Application No:** P/2024/1699  
**Proposal:** Gosod Blaen Siop / Installation of Shop Front  
**Location:** 32 Town Hill, Wrexham LL13 8NB

**Resolved:** To make no objection, but to submit a comment that bins are retrieved promptly so as not to be left out on the street, and the materials used must be sympathetic to the nature of the Town Centre Conservation Area.

**Application No:** P/2024/1702  
**Proposal:** Prior Notification for Demolition of Dwelling  
**Location:** Bryn Erddig, Erddig Road, Wrexham LL13 7DS

**Resolved:** To make no objection, and to submit a comment the there is a requirement to review the existing Tree Protection Orders over the site.

**Application No:** P/2024/1701  
**Proposal:** Caniatad Adeilad Rhestredig Ar Gyfer Newidiadau Mewnol Ac Allanol I Adeliad Er Mwyn Galluogi Trosi I Ddarparu Lleodedd Addysg, Caffi, Amgueddfa A Llety Byw Â Chymorth / Listed Building Consent for Internal and External Alterations to Building to Enable Conversion to Provide Education Spaces, Cafe, Museum and Assisted Living Accommodation  
**Location:** 3 Maesgwyn Road, Wrexham LL11 2AP

**Resolved:** To make no objection, and to submit a comment that the works are carried out to the satisfaction of Historical Preservation Agencies.

6. To note responses submitted on behalf of the Community Council between October 2024 – January 2025.

**P/2024/1493**  
**P/2024/1565**  
**P/2024/1576**  
**P/2024/1531**

**No Objection / No Comment**  
**No Objection / No Comment**  
**No Objection / No Comment**  
**No Objection / No Comment**

## **Noted**

7. To note the following planning applications having been approved by WCBC between Thursday 14<sup>th</sup> November – Thursday 9<sup>th</sup> January 2025: -

P/2018/0283	Withdrawn
P/2023/0859	Granted
P/2024/0002	Approved
P/2024/0018	Approved
P/2024/0267	Granted
P/2024/1063	Granted
P/2024/1164	Approved
P/2024/1206	Granted
P/2024/1338	Granted
P/2024/1347	Granted
P/2024/1437	Granted
P/2024/1448	Granted
P/2024/1485	Granted

#### **Noted**

7. To consider the following Member Items: -

#### **NONE**

8. To note the date of the next **Planning Committee** meeting as being held at **7pm, Thursday 20<sup>th</sup> February 2024** at Luke O'Connor House Resource Centre.

#### **Noted**

Chair: Cllr K. Williams  
Clerk: B. Minshall

Close of Meeting: 21:15pm

Signed.....

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