



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 291 562

E: clerk@offacommunitycouncil.gov.uk

W: www.offacommunitycouncil.gov.uk

Thursday 9th December 2024

Dear Councillor,

You are summoned to attend the **Planning Committee** meeting at **8pm, Thursday 16th January 2024 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 17th October 2024.
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/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

https://register.wrexham.gov.uk/pr/s/detail/a0ISq000000WetZIAS?c_r=Arcus_BE_Public_Register&language=en_GB

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

https://register.wrexham.gov.uk/pr/s/detail/a0ISq000000lupxIAA?c_r=Arcus_BE_Public_Register&language=en_GB

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

https://register.wrexham.gov.uk/pr/s/detail/a0ISq000000lhCnIAI?c_r=Arcus_BE_Public_Register&language=en_GB

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

https://register.wrexham.gov.uk/pr/s/detail/a0ISq000000mRkHIAU?c_r=Arcus_BE_Public_Register&language=en_GB

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

https://register.wrexham.gov.uk/pr/s/detail/a0ISq000000moNVIAY?c_r=Arcus_BE_Public_Register&language=en_GB

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

https://register.wrexham.gov.uk/pr/s/detail/a0ISq000000nCHIIAM?c_r=Arcus_BE_Public_Register&language=en_GB

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

https://register.wrexham.gov.uk/pr/s/detail/a0ISq000000nCG9IAM?c_r=Arcus_BE_Public_Register&language=en_GB

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

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

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

Withdrawn
Granted
Approved
Approved
Granted
Granted
Approved
Granted
Granted
Granted
Granted
Granted
Granted

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 20th February 2024** at Luke O'Connor House Resource Centre.

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

Also in attendance: Cllr Steele.

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON THURSDAY 17TH
OCTOBER 2024**

1. To receive and consider apologies for absence.

Apologies were received from Cllrs D. Jones (Personal).

2. Cllr Wynn declared a non-pecuniary interest in agenda item 7.

There were no declarations of Members' interests.

3. To approve and sign the minutes of the Planning Committee meeting held on Thursday 19th September 2024.

Resolved: To sign the minutes as a true and accurate record, subject to the addition of "Further Comments" in response to planning applications during August.

4. Public Session

There were no Members of the Public in attendance.

5. To consider the following planning applications: -

Application No: P/2024/1437

Proposal: Estyniad Llawr Cyntaf I Ochr Yr Eiddo A Gosod Ffenestr Y Wal Ochr Ar Yr Ail Lawr / First Floor Side Extension and Installation of Second Floor Window in Side Elevation.

Location: 5 Hermitage Drive, Wrexham LL13 7EY

https://register.wrexham.gov.uk/pr/s/detail/a0ISq000000ZL1ZIAW?c_r=Arcus_BE_Public_Register&language=en_GB

Resolved: To make no objection nor submit any comment.

6. To note the following planning applications having been approved by WCBC between Thursday 19th September – Thursday 10th October: -

P/2024/0056

Granted

P/2024/0333

Granted

P/2024/1011

Approve

P/2024/1042

No Objections

P/2024/1178

Granted

P/2024/1221

Granted

P/2024/1277

Approve

Noted

7. To reconsider matters relating to the following planning application: -

Application No: P/2024/1063

Proposal: Newid Defnydd Tir I'w Fel Ysgol Goedwig A Chodi Ffensys / Change of Use of Land for Use as a Forest School and Erection of Fencing

Location: Land East of St. Giles School, Madeira Hill, Wrexham LL13 7HD

There was a motion from the Chair to suspend Standing Orders, with specific reference to Standing Order 26, to allow for the item to be revisited inside of the six month period since the previous resolution.

Resolved: To suspend Standing Orders under Standing Order 26.

There was a proposal to uphold the resolution of the Planning Committee meeting in June 2024.

Resolved: To uphold the resolution of the Planning Committee meeting in June 2024.

8. To consider the following Member Items: -

NONE

9. To note the date of the next **Planning Committee** meeting as being held at **7pm, Thursday 21st November 2024** at Luke O'Connor House Resource Centre and via Zoom.

Noted

Chair: Cllr K. Williams

Clerk: B. Minshall

Close of Meeting: 19:29pm

Signed.....

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Prif Swyddog Yr Economi a Chynllunio
Cyngor Bwrdeistref Sirol Wrexham
Neuadd y Dref
Wrexham
LL11 1AY
Canolfan Adnoddau Ty Luke O'Connor
21 Llys Barter
Hightown
Wrexham
LL13 8QT

Chief Officer Economy and Planning
Wrexham County Borough Council
Guild Hall
Wrexham
LL11 2AY
Luke O'Connor House Resource Centre
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Friday 15th November 2024

**Re: P/2024/1493 – CODI ARDAL EISTEDD AWYR AGORED / ERECTION OF
OUTDOOR SEATING AREA, TRAVELLERS REST, 26 KINGSMILLS ROAD,
WREXHAM, LL13 8NH**

Dear Mr. Fitzsimon,

Offa Community Council sits within the first tier of local government within Wrexham, and is a Consultee on local planning matters.

Offa Community Council Response: No objection.

Further Comment: Offa Community Council supports the granting of this application.

Yours sincerely,

B. Minshall

Benn Minshall, Clerk and Responsible Financial Officer

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Thursday 21st November 2025

Re: P/2024/1565 – ESTYNIADAU UNLLAWR AR FLAEN AC OCHR YR EIDDO
/ SINGLE STOREY FRONT AND SIDE EXTENSIONS 16 PLAS Y FFYNNON,
WREXHAM, LL11 2AY

Dear Mr. Fitzsimon,

Offa Community Council sits within the first tier of local government within Wrexham, and is a Consultee on local planning matters.

Offa Community Council Response: No objection.

Further Comment: No comment.

Yours sincerely,

B. Minshall

Benn Minshall, Clerk and Responsible Financial Officer

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**Re: P/2024/1576 – CANIATÂD HYSBYSEB AR GYFER 2 ARWYDD FFASGIA A 1
ARWYDD SY’N HONGIAN / ADVERTISEMENT CONSENT FOR 2 FASCIA SIGNS A 1
HANGING SIGN 1 REGENT STREET, WREXHAM, LL11 1SG**

Dear Mr. Fitzsimon,

Offa Community Council sits within the first tier of local government within Wrexham, and is a Consultee on local planning matters.

Offa Community Council Response: No objection.

Further Comment: No comment.

Yours sincerely,

B. Minshall

Benn Minshall, Clerk and Responsible Financial Officer

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Tuesday 26th November 2024

**Re: P/2024/1531 – CODI ADEILAD ALLAN GYDAG OCHRAU AGORED/ERECTION OF
OPEN SIDED OUTBUILDING. 110 RUABON ROAD, WREXHAM, LL13 7PY**

Dear Mr. Fitzsimon,

Offa Community Council sits within the first tier of local government within Wrexham, and is a Consultee on local planning matters.

Offa Community Council Response: No objection.

Further Comment: No comment.

Yours sincerely,

B. Minshall

Benn Minshall, Clerk and Responsible Financial Officer

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