



MINUTES OF THE PLANNING
COMMITTEE MEETING HELD 21ST MARCH 2024 (7pm)

Present:

Councillors:

Alun Jenkins
Linda Subacchi
Steven Vale
Keith Williams (Chair)
Phillip Wynn

Also in attendance:

Lee Jakeman – Locum Clerk
Helen McCarthy – Asst Clerk

Absent:

Nil

305. **Apologies**

Apologies were noted from Councillor David Jones.

306. **Declarations of interest.**

Nil

307. **Minutes**

RESOLVED: To approve the minutes of the meeting held on 15th February 2024.

308. Planning Applications:

Member considered the following planning applications and **RESOLVED to respond as follows:**

308.1. Planning Application P/2022/0593 - Dilys o/Valid From 28/06/2022

5 Church Street, Wrexham, LL13 8LS
Addasu swydfeydd ar y llawr cyntaf I greu 4 fflat / conversion of first floor offices to form 4 number appartments.

[Search applications \(wrexham.gov.uk\)](https://www.wrexham.gov.uk)

COMMENT
(Suitable condition required regarding placing of bins)

308.2 Planning Application P/2022/1020 - Dilys o/Valid From 25/11/2022

35-39 Bridge Street, Wrexham, LL13 7HP
Newid defnydd o siopau I anheddau a gwaith adnewyddu / change of use from shops to dwellings and renovation works

[Search applications \(wrexham.gov.uk\)](https://www.wrexham.gov.uk)

COMMENT
(No objection subject to conservation officer support)

(Clerk's Note: at 7:25pm Councillor Phillip Wynn departed the meeting)

308.3 Planning Application P/2024/0100 - Dilys o/Valid From 07/02/2024

17 To 19, Regent Street, Wrexham, LL11 1RN
Ailosod arwydd allanol presennol / replacement of existing external signage

[Search applications \(wrexham.gov.uk\)](https://www.wrexham.gov.uk)

NO COMMENT

308.4. Planning Application P/2024/0084 - Dilys o/Valid From 25/02/2024

6 Ffordd Gerwyn, Wrexham, LL13 7DX
Gosod ffenestr ddormer a drysau gwydr / installation of dormer window and french doors.

[Search applications \(wrexham.gov.uk\)](https://www.wrexham.gov.uk)

NO COMMENT

308.5 Planning Application P/2024/0085 - Dilys o/Valid From 30/01/2024

5 Ffordd Gerwyn, Wrexham, LL13 7DX
Codl garej dwbl / erection of double garage

[Search applications \(wrexham.gov.uk\)](https://www.wrexham.gov.uk)

NO COMMENT

308.6. Planning Application P/2024/0095 - Dilys o/Valid From 05/02/2024

46 Victoria Road, Wrexham, LL13 7SG
 Gosod uned aerdymheru / installation of air conditioning unit
[Search applications \(wrexham.gov.uk\)](https://wrexham.gov.uk)

NO COMMENT**308.7. Planning Application P/2024/0146 - Dilys o/Valid From 11/03/2024**

Travellers Rest, 26 Kingsmills Road, Wrexham, LL13 8NH
 Rhyddhau amod 2 (bioamrywiaeth) o caniatad cynllunio p/2023/0376 / discharge of
 condition 2 (biodiversity) of planning permission p/2023/0376.
[Search applications \(wrexham.gov.uk\)](https://wrexham.gov.uk)

NO COMMENT**308.8. Planning Application P/2024/0164 - Dilys o/Valid From 11/03/2024**

Shell Service Station, Mold Road, Wrexham, LL11 2AF
 Gwaith I goed a ddiogelir gan orchymyn cadw coed wcbc 270 / works to trees
 protected by tree preservation order wcbc 270
[Search applications \(wrexham.gov.uk\)](https://wrexham.gov.uk)

SUPPORT**308.9. Planning Application P/2024/0153 - Dilys o/Valid From 14/03/2024**

37 Llys Y Groes, Wrexham, LL13 7AG
 Parcio a gweithredu 2 cerbyd hurio preifat / parking and operation of 2 private hire
 vehicle
[Search applications \(wrexham.gov.uk\)](https://wrexham.gov.uk)

COMMENT

**(Conditions required to ensure that the location – which is a residential area- is
solely used for the storage/parking up of hire vehicles and that not general
business activity)**

Meeting closed: 19:57

Your Ref: P/2024/0593

✉ Chief Officer Economy and Planning
Wrexham County Council
16 Lord Street
WREXHAM LL11 1LG

21st March 2024

To whom it may concern,

OFFA COMMUNITY COUNCIL RESPONSE TO PLANNING APPLICATION - P/2022/0593 - Dilys o/Valid From 28/06/2022 5 Church Street, Wrexham, LL13 8LS - Addasu swydfeydd ar y llawr cyntaf I greu 4 fflat / conversion of first floor offices to form 4 number appartments

[Search applications \(wrexham.gov.uk\)](https://www.wrexham.gov.uk)

Offa Community Council Response: TO PROVIDE COMMENT

Further Comment: There is some concern about the location of the bins as a result of the close proximity of the dwelling to the Church and that should they be left out they would detract form the vista. It is felt that a condition of the approval of the application should include soe appropriate restrictiosn about leaving bins out other than on bin day.

Lee Jakeman

**Locum Clerk
For Offa Community Council**

Your Ref: P/2022/1020

✉ Chief Officer Economy and Planning
Wrexham County Council
16 Lord Street
WREXHAM
LL11 1LG

21st March 2024

To whom it may concern,

OFFA COMMUNITY COUNCIL RESPONSE TO PLANNING APPLICATION - Planning Application P/2022/1020 - Dilys o/Valid From 25/11/2022. 35-39 Bridge Street, Wrexham, LL13 7HP. Newid defnydd o siopau l anheddau a gwaith adnewyddu / change of use from shops to dwellings and renovation works

[Search applications \(wrexham.gov.uk\)](https://www.wrexham.gov.uk)

Offa Community Council Response: SUPPORT

Further Comment: Support subject to conservation officer having no objections.

Lee Jakeman

**Locum Clerk
For Offa Community Council**

Your Ref: P/2024/0084

✉ Chief Officer Economy and Planning
Wrexham County Council
16 Lord Street
WREXHAM LL11 1LG

21st March 2024

To whom it may concern,

OFFA COMMUNITY COUNCIL RESPONSE TO PLANNING APPLICATION - Planning Application P/2024/0084 - Dilys o/Valid From 25/02/2024. 6 Ffordd Gerwyn, Wrexham, LL13 7DX. Gosod ffenestr ddormer a drysau gwydr / installation of dormer window and french doors

[Search applications \(wrexham.gov.uk\)](https://www.wrexham.gov.uk)

Offa Community Council Response: No Comment

Further Comment: Nil

Lee Jakeman

**Locum Clerk
For Offa Community Council**

Your Ref: P/2024/0085

✉ Chief Officer Economy and Planning
Wrexham County Council
16 Lord Street
WREXHAM
LL11 1LG

21st March 2024

To whom it may concern,

OFFA COMMUNITY COUNCIL RESPONSE TO PLANNING APPLICATION - P/2024/0085 - Dilys
o/Valid From 30/01/2024. 5 Ffordd Gerwyn, Wrexham, LL13 7DX. Codl garej dwbl / erection of
double garage.

[Search applications \(wrexham.gov.uk\)](https://www.wrexham.gov.uk)

Offa Community Council Response: No Comment.

Further Comment: Nil.

Lee Jakeman

**Locum Clerk
For Offa Community Council**

Your Ref: P/2024/0095

✉ Chief Officer Economy and Planning
Wrexham County Council
16 Lord Street
WREXHAM
LL11 1LG

21st March 2024

To whom it may concern,

OFFA COMMUNITY COUNCIL RESPONSE TO PLANNING APPLICATION - P/2024/0095 - Dilys o/Valid From 05/02/2024. 46 Victoria Road, Wrexham, LL13 7SG. Gosod uned aerdymeru / installation of air conditioning unit.

[Search applications \(wrexham.gov.uk\)](https://www.wrexham.gov.uk)

Offa Community Council Response: No Comment.

Further Comment: Nil.

Lee Jakeman

**Locum Clerk
For Offa Community Council**

Your Ref: P/2024/0164

✉ Chief Officer Economy and Planning
Wrexham County Council
16 Lord Street
WREXHAM
LL11 1LG

21st March 2024

To whom it may concern,

OFFA COMMUNITY COUNCIL RESPONSE TO PLANNING APPLICATION - P P/2024/0164 - Dilys
o/Valid From 11/03/2024 From 24/01/2024. Shell Service Station, Mold Road, Wrexham, LL11
2AFGwaith I goed a ddiogelir gan orchymyn cadw coed wcbc 270 / works to trees protected by tree
preservation order wcbc 270.

Offa Community Council Response: Support

Further Comment:

While members were generally supportive of the tree works being undertaken, the Council agreed that they should ask that any tree works be kept to a minimum.

Lee Jakeman

**Locum Clerk
For Offa Community Council**

Your Ref: P/2024/0100

✉ Chief Officer Economy and Planning
Wrexham County Council
16 Lord Street
WREXHAM
LL11 1LG

21st March 2024

To whom it may concern,

OFFA COMMUNITY COUNCIL RESPONSE TO PLANNING APPLICATION - P/2024/0100 - Dilys o/Valid From 07/02/2024. 17 To 19, Regent Street, Wrexham, LL11 1RN - Ailosod arwydd allanol presennol / replacement of existing external signage

[Search applications \(wrexham.gov.uk\)](https://www.wrexham.gov.uk)

Offa Community Council Response: NO COMMENT

Further Comment: Nil

Lee Jakeman

**Locum Clerk
For Offa Community Council**

Your Ref: P/2024/0146

✉ Chief Officer Economy and Planning
Wrexham County Council
16 Lord Street
WREXHAM LL11 1LG

21st March 2024

To whom it may concern,

OFFA COMMUNITY COUNCIL RESPONSE TO PLANNING APPLICATION - Planning Application
P/2024/0146 - Dilys o/Valid From 11/03/2024. Travellers Rest, 26 Kingsmills Road, Wrexham, LL13
8NH. Rhyddhau amod 2 (bioamrywiaeth) o caniatad cynllunio p/2023/0376 / discharge of condition
2 (biodiversity) of planning permission p/2023/0376

[Search applications \(wrexham.gov.uk\)](https://www.wrexham.gov.uk)

Offa Community Council Response: No Comment

Further Comment: Nil

Lee Jakeman

**Locum Clerk
For Offa Community Council**

Your Ref: P/2024/0153

✉ Chief Officer Economy and Planning
Wrexham County Council
16 Lord Street
WREXHAM
LL11 1LG

21st March 2024

To whom it may concern,

OFFA COMMUNITY COUNCIL RESPONSE TO PLANNING APPLICATION - Planning Application P/2024/0153 - Dilys o/Valid From 14/03/2024. 37 Llys Y Groes, Wrexham, LL13 7AG. Parcio a gweithredu 2 cerbyd hurio preifat / parking and operation of 2 private hire vehicle.
[Search applications \(wrexham.gov.uk\)](https://www.wrexham.gov.uk)

Offa Community Council Response: Comment

Further Comment: The Council noted the location of the application was in a residential area and that there was potential for the operation of a private hire business at the location could have some detrimental impact on the neighbourhood if the coming and going was particularly frequent. Furthermore, the siting of 2 private hire vehicles on the driveway would lead to other (private vehicles) at the location having to park at all times on the highway.

Lee Jakeman

**Locum Clerk
For Offa Community Council**