

Agenda for a Meeting of the Planning Committee to be held on 2nd June 2025

Members of Planning Committee –

The Mayor, Deputy Mayor and Councillors: Richard Clarke, Haydn Jones, Brian Lloyd and Sarah Taylor.

This is also for the information of all other Members of the Town Council, if they wish to make comments.

**MOLD TOWN COUNCIL
CYNGOR TREF YR WYDDGRUG**

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CH7 1AP

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**Members of Planning Committee
and other Members of the Town Council for information**

28th May 2025

Dear Councillor,

You are asked to consider the items listed below at the **Planning Committee** meeting to be held via Zoom only at 6.00pm on Monday 2nd June. Zoom – link below.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Jo Lane'.

Jo Lane - Town Clerk and Finance Officer

Join Zoom Meeting

<https://us02web.zoom.us/j/86008228580?pwd=nVUuKzh1bP4xogjKMPzSRcs6ey6hlc.1>

Meeting ID: 860 0822 8580

Passcode: 450362

Agenda

1. CHAIR OF PLANNING COMMITTEE

To **elect** a chair for the Planning Committee for the Municipal year 2025/26.

2. APOLOGIES

To **receive** apologies

3. DECLARATIONS OF INTEREST

To **receive** any known declarations of interest in items below.

e-mail : e-bost



*cittaslow mold
cittaslow yr wyddgrug*

townclerk@moldtowncouncil.org.uk
events@moldtowncouncil.org.uk

4. MINUTES

To approve the Minutes of the meeting held on 6th May 2025 (copy attached).

5. PLANNING APPLICATIONS

To consider the following applications and any received before the meeting:

(a) **PLANNING APPLICATION CONSULTATION - LDP/000368/25**

PROPOSAL: Erection of a single storey rear extension, to include excavation, new internal ground floor construction, masonry wall construction, flat roof construction and general external and internal joinery, drainage etc. and all other works relating to, to completion.

LOCATION: 4, Ffordd Newydd, Mold, CH7 1GX

TARGET DETERMINATION DATE: 25 Jun 2025

[Citizen Portal Planning - application details](#)

(b) **PLANNING APPLICATION CONSULTATION - TPO/000335/25**

PROPOSAL: Overall amenity style crown reduction of 1 x mature copper beech

LOCATION: 18, Bromfield Lane, Mold, CH7 1JL

TARGET DETERMINATION DATE: 10 Jun 2025

[Citizen Portal Planning - application details](#)

(c) **PLANNING APPLICATION CONSULTATION - FUL/000409/25**

PROPOSAL: Erection of two storey extension to front of dwelling with new porch:
Erection of single storey extension with rooflights to rear.

LOCATION: Tanglewood, Gwernaffield Road, Mold, CH7 1RQ

TARGET DETERMINATION DATE: 04 Jul 2025

[Citizen Portal Planning - application details](#)

(d) **PLANNING APPLICATION CONSULTATION - FUL/000404/25**

PROPOSAL: Proposed single storey rear extension to provide kitchen/dining area including outdoor seating space and all other works relating to.

LOCATION: 7, Pen Y Bryn, Mold, CH7 1TL

TARGET DETERMINATION DATE: 07 Jul 2025

e-mail : e-bost

Citizen Portal Planning - application details

(e) PLANNING APPLICATION CONSULTATION - ADV/000433/25

PROPOSAL: 2 off non illuminated Fascia signs. 1 off externally illuminated projecting sign

LOCATION: 24, Flat 1, ST DAVIDS HOUSE, High Street, Mold, CH7 1AZ

TARGET DETERMINATION DATE: 17 Jul 2025

Citizen Portal Planning - application details

(f) PLANNING APPLICATION CONSULTATION – FUL/000351/25

PROPOSAL: Installation of LED Flood Lights, equipped with cowls, on the main pitch

LOCATION: MOLD RUGBY CLUB, The Clubhouse, Chester Road, Mold, CH7 1UF

TARGET DETERMINATION DATE: 23 Jun 2025

Citizen Portal Planning - application details

5. CORRESPONDENCE RECEIVED

To consider the following correspondence and any received before the meeting.
Correspondence received on the following applications, which can be viewed on the portal - <https://planning.agileapplications.co.uk/flintshire>

- (i) Correspondence Case – FUL/000351/25 agenda item 4 (f)
- (ii) Correspondence Case – FUL/000409/25 agenda item 4 (c)
- (iii) Correspondence Case – FUL/000404/25 agenda item 4 (d)

Additional Correspondence received:

- (iv) Email from Councillor Haydn Jones regarding FUL/000283/25 (please see attached).

Citizen Portal Planning - application details

Join Zoom Meeting

<https://us02web.zoom.us/j/86008228580?pwd=nVUuKzh1bP4xogjKMPzSRcs6ey6hIc.1>

Meeting ID: 860 0822 8580

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MOLD TOWN COUNCIL

Minutes of the Planning Committee Meeting held by Video Conferencing on 6th May 2025.

PRESENT: Councillors Paul Beacher (Deputy Mayor), Councillor Sarah Taylor (Chair), Teresa Carberry, Pete Dando and Catherine Frances Claydon.

Officer: Jo Lane, Town Clerk and Finance Officer

APOLOGIES: Councillors Brian Lloyd (Mayor) and Joanne Edwards

ABSENT: None

62. APOLOGIES

Councillors Brian Lloyd (Mayor) and Joanne Edwards

63. DECLARATIONS OF INTEREST

None

64. MINUTES

It was **resolved** that the minutes of the Planning Committee Meeting held on the 7th April 2025 are agreed as a correct record.

65. PLANNING APPLICATIONS

To consider the following applications and any received before the meeting:

(a) PLANNING APPLICATION CONSULTATION - DET/000298/25

PROPOSAL: Application for approval of details reserved by condition 19 following planning permission 061994

LOCATION: Land North of Gwernaffield Road, Mold, Flintshire, CH7 3DA

TARGET DETERMINATION DATE: 30 May 2025

<https://planning.agileapplications.co.uk/flintshire/application-details/69435>

No comments were made by Planning Committee Members.

(b) PLANNING APPLICATION CONSULTATION - DET/000222/25

PROPOSAL: Application for the approval of details reserved by condition nos; 3 & 4 attached to planning permission ref: FUL/000936/24

LOCATION: Mold Kebab House, 30 - 32, Wrexham Street, Mold, CH7 1ES

TARGET DETERMINATION DATE: 02 Jun 2025

<https://planning.agileapplications.co.uk/flintshire/application-details/69349>

No comments were made by Planning Committee Members.

(c) PLANNING APPLICATION CONSULTATION - FUL/000283/25

PROPOSAL: Re-build garden wall to include block pillars and inserted horizontal fence panels to a height of 1.8 metres. The wall and pillars to be finished in render.

LOCATION: 14, Greenside, Mold, Flintshire, CH7 1TN

TARGET DETERMINATION DATE: 04 Jun 2025

<https://planning.agileapplications.co.uk/flintshire/application-details/69416>

The Chair read out comments received by Councillor Haydn Jones raising concerns with regards to the above planning application.

The Planning Committee discussed the concerns and it was **resolved** to object to Planning Application on the basis that the proposed development is not in keeping with the character or visual appearance of the surrounding area. The scale and the design of the proposed wall will also likely affect visibility of the road for motorists.

It was **resolved** that the Clerk and Chair of the Planning Committee will work together to respond to Flintshire County Council with regards to this planning application.

(d) PLANNING APPLICATION CONSULTATION - FUL/000327/25

PROPOSAL: Single storey rear extension

LOCATION: Y Berllan, 64, Ruthin Road, Mold, CH7 1QH

TARGET DETERMINATION DATE: 09 Jun 2025

<https://planning.agileapplications.co.uk/flintshire/application-details/69467>

No comments were made by Planning Committee Members.

(e) PLANNING APPLICATION CONSULTATION - FUL/000359/25

PROPOSAL: single storey rear extension

LOCATION: 12, Beechwood Close, Mold, CH7 1RT

TARGET DETERMINATION DATE: 18 Jun 2025

<https://planning.agileapplications.co.uk/flintshire/application-details/69500>

No comments were made by Planning Committee Members.

(f) PLANNING APPLICATION CONSULTATION - NMA/000302/25

PROPOSAL: Non-material amendment following a grant of planning permission 061994

LOCATION: Land North of Gwernaffield Road, Mold, Flintshire, CH7 3DA

TARGET DETERMINATION DATE: 22 May 2025

<https://planning.agileapplications.co.uk/flintshire/application-details/69439>

No comments were made by Planning Committee Members.

61. CORRESPONDENCE RECEIVED

- (i) Correspondence Case – FUL/000283/25 agenda item 4 (c)
- (ii) Correspondence Case – FUL/000327/25 agenda item 4 (d)

The above correspondence were discussed as part of the agenda. No additional comments were made.

Additional Correspondence received:

- (iii) Proposed re-opening of Burley Hill Quarry (please see attached email/ supporting documentation.
<https://planning.denbighshire.gov.uk/planning/search-applications?civica.query.FullTextSearch=21.2021.1194#VIEW?RefType=PBDC&KeyNo=32265>

Councillor Carberry advised that she has already written a letter of objection to the above Planning Application. The committee **noted** the letter which was distributed to Committee Members prior to the meeting. The committee discussed the planning application and raised the following concerns: Significant environmental harm to a sensitive landscape, including the nearby Area of Outstanding Natural Beauty (AONB), and unacceptable cross-boundary impacts such as increased HGV traffic through communities like Mold in Flintshire.

It was **resolved** that the Clerk and Chair of the Planning Committee will work together to respond to Denbighshire County Council with regards to this planning application.

Meeting closed at 18.21pm

SUMMARY OF DECLARATIONS MADE BY MEMBERS IN ACCORDANCE WITH MOLD TOWN COUNCIL'S CODE OF CONDUCT

PLANNING COMMITTEE	DATE: 06.05.2025
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MEMBER	ITEM	MINUTE NO. REFERS
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Chair's signature: Date:

WORD/MINUTES/PLANNING JL

Jo Lane

From: Haydn Jones <haydnjones@outlook.com>
Sent: 23 May 2025 11:32
To: Jo Lane
Cc: Cllr Sarah Taylor
Subject: Planning application consultation re FUL / 000283/ 25

Dear Clerk

I have been informed that the above application has been granted by the Planning officer in FCC without going to a planning committee.

I am rather concerned and to be honest appalled that such a decision can be made without going to a planning committee when constructive objections have been put forward by Mold Town Council Planning Committee, the local Councillor living in the area who represents the voice of so many residents , the local South Ward County Councillor and individual residents who voiced their opinion by email direct to FCC.

It makes me wonder what is the point of having a Town Council Planning Committee or even Councillors when constructive objections are put forward by relevant professionals are simply ignored .

I would like the Planning committee to challenge the way this has been dealt with by FCC and ask them if our comments and recommendations are indeed taken in to account.

Regards Haydn
Councillor Haydn Jones

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FLINTSHIRE COUNTY COUNCIL – OFFICERS REPORT – DELEGATED

SUBJECT: Re-build garden wall to include block pillars and inserted horizontal fence panels to a height of 1.8 metres. The wall and pillars to be finished in render.

APPLICATION NUMBER: FUL/000283/25

APPLICANT: Robert Roose

SITE: 14, ,Greenside, ,Mold, ,Flintshire, ,CH7 1TN

APPLICATION VALID DATE: 09-Apr-2025

LOCAL MEMBERS: Councillor Collett

TOWN / COMMUNITY COUNCIL: Mold Town Council

CONTACT OFFICER: Stef Connah

Signed off by Team Leader (date) : 19.5.2025

SUMMARY

A householder extension to build a boundary wall adjacent to the highway, in replacement of existing hedgerows and shrubs.

CONSULTATIONS

Local Member Councillor Collett: Objects to the proposal due to impact upon the visibility and the design not being in keeping with the character of the estate.

Mold Town Council: Object due to the proposed design being unsympathetic and visually incongruous with its context, and therefore contrary to local and national planning policy.

Highways DC: Then amended site plan submitted addresses any Highway concerns therefore no objection to the proposal.

Community & Business Protection: No objections.

Natural Resources Wales: No objections.

PUBLICITY

Neighbour Notification – 4 objections raised.

SITE HISTORY

None relevant.

PLANNING POLICIES

Flintshire Local Development Plan

Policy PC1: The relationship of development to settlement boundaries

Policy PC2: General requirements for development

Policy PC3: Design

Policy PC5: House extensions and alterations

Supplementary Planning Guidance

SPGN3 Landscaping

National Planning Policies

Planning Policy Wales – Edition 12 (Feb. 2024).

Future Wales: The National Plan 2040 (FWP 2040)

PLANNING APPRAISAL

The Site and Surroundings

The application site features a detached two storey dwelling located within the settlement boundary of Mold. The site is located within a well - established residential estate adjacent to highway and nearby a local school. The site is screened well from all boundaries by tall hedgerows, with access created for a driveway to the frontage of the property.

The Proposal

The proposed development seeks permission for the construction of a boundary wall which will be constructed with block pillars and horizontal fence panels measuring to a height of 1.8m. It will be finished with render in a colour of the applicant's choice.

The Main Issues

The main issues to assess will be the impact upon the character and appearance of the site and surrounding area, and the impact upon highways safety. These issues will be discussed below.

4 Objections have been received from neighbours raising the following points:

- The wall is not in keeping with the character of the surrounding areas.
- A document has been attached detailing that ' front boundary walls of the building plots shall be constructed of similar materials and of a similar height as the front boundary walls of the housing estate adjoining the site. '
- The solid structure of a fence would impair visibility for pedestrians and cars.
- The height of the wall is too high for the location proposed.

The document that has been attached, or reference by a number of objectors stating that "The front boundary walls of the building plots shall be constructed of similar materials and of a similar height as the front boundary walls of the housing estate

adjoining the site. All walls in Greenside are therefore built in either stone or Facing brick to a height of no more than 450mm" solely relate to building control plans and not planning permissions. The notice states they are requirements of building regulations – this an entirely different matter and cannot be considered as part of the planning application.

A further objection has been submitted due to concerns that the fence would impair visibility for pedestrians and cars, and the height of the wall is too high. Highways have confirmed they have no objections regarding visibility. Initially highways provided feedback that they required a note is included on the site layout plan to indicate the boundary marked 'X' on the plan would not exceed 600mm in height. Also, that any planting to the rear shall also be restricted to a mature growing height of 600mm. The amended block plan is now viewable with these amendments having been made, now satisfied all of highways requirements. There were no concerns raised regarding the safety of vehicles or pedestrians if the proposal were to be approved.

The height of the wall being 'too high' for the location is a subjective comment. No statutory consultees have raised any concerns or objections regarding this.

Furthermore, objections have been submitted regarding the wall not being in keeping with the character and appearance of the surrounding area and the existing estate. The proposed design may be higher than the existing boundary treatments and differ to the existing hedgerows and trees within the area however it proposes a high-quality design which presents a more modern appearance for the site. Policy PC3 requires that that new materials are appropriate, durable and sympathetic to the character and context of the site. These materials do not provide an exact match to the landscaping of the estate but they do enhance the visual appearance of the area and provide a more modern approach. The wall will be constructed with smooth render and horizontal boarding both are which are popular boundary treatments for residential dwellings in Flintshire. As such the proposal is supported by the LPA.

Conclusion

The proposal is considered to be compliant with planning policy and as such is recommended for approval.

Other Considerations

The Council has had due regard to its duty under Section 17 of the Crime and Disorder Act 1998 and considered that there would be no significant or unacceptable increase in crime and disorder as a result of the recommended decision.

The Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

The Council has had due regard to its public sector equality duty under the Equality Act 2010.

The Council has had due regard to its duty under Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 and considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents
National & Local Planning Policy
Responses to Consultation
Responses to Publicity

RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-

1. The development hereby approved shall be commenced before the expiration of five years from the date of this permission.

REASON: To comply with the requirements of Sections 91 to 93 of the Town and Country Planning Act, 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:
Application Form – Received 1st April 2025
AMENDED 09.05.25 - Proposed Site Plan - Rev C – Received 9th May 2025
Existing Block Plan – Received 1st April 2025
Location Plan - Received 1st April 2025

REASON: To ensure that the development is carried out in accordance with the approved details.