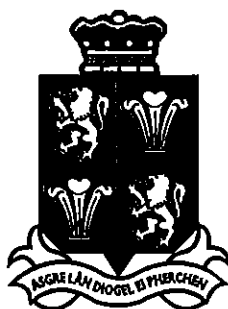


**MOLD TOWN COUNCIL
CYNGOR TREF YR WYDDGRUG**

Unit 10
Daniel Owen Precinct
Mold
Flintshire
CH7 1AP

Telephone: 01352 758532



Uned 10
Canolfan Daniel Owen
Yr Wyddgrug
Sir y Fflint
CH7 1AP

Ffôn: 01352 758532

www.moldtowncouncil.org.uk

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

13th October 2026

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 19th October 2026, 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. APOLOGIES

To receive apologies

2. DECLARATIONS OF INTEREST

To receive any known declarations of interest in items below.

e-mail : e-bost

townclerk@moldtowncouncil.org.uk

Agenda for a Meeting of the Planning Committee to be held on 19th October 2026

Members of Planning Committee –

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

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

3. MINUTES

To **approve** the Minutes of the meeting held on 21st September 2026 (copy attached).

4. PLANNING APPLICATIONS

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

(a) PLANNING APPLICATION CONSULTATION - FUL/000785/26

PROPOSAL: Proposed rear single storey extension, two storey side extension and internal alterations

LOCATION: 23, Hafod Park, Mold, CH7 1QN

TARGET DETERMINATION DATE: 12 Nov 2026

<https://planning.agileapplications.co.uk/flintshire/application-details/200073>

(b) PLANNING APPLICATION CONSULTATION - DEM/000804/26

PROPOSAL: Application for prior notification of proposed demolition

LOCATION: COUNTY CIVIC CENTRE, Raikes Lane, Mold, CH7 1AE

TARGET DETERMINATION DATE: 20 Oct 2026

<https://planning.agileapplications.co.uk/flintshire/application-details/200096>

(c) PLANNING APPLICATION CONSULTATION - FUL/000746/26

PROPOSAL: Proposed change of use of existing mixed use industrial/commercial premises from B1/B8 Planning use to Planning Use D2, to create a padel court facility, including all other associated works relating to.

LOCATION: Unit 1, Bromfield Industrial Estate, Stephen Gray Road, Mold, CH7 1HE

TARGET DETERMINATION DATE: 30 Oct 2026

<https://planning.agileapplications.co.uk/flintshire/application-details/200028>

(d) PLANNING APPLICATION CONSULTATION - FUL/000823/26

PROPOSAL: Application for full planning permission and advertisement consent for the installation of a proposed new global street hub, including the associated display of advertisements on both sides of the unit.

LOCATION: Land adj. Farmfoods, Lead Mills, Mold, CH7 1UD

TARGET DETERMINATION DATE: 25 Nov 2026

<https://planning.agileapplications.co.uk/flintshire/application-details/200113>

e-mail : e-bost

townclerk@moldtowncouncil.org.uk

(e) PLANNING APPLICATION CONSULTATION - ADV/000818/26

PROPOSAL: Application for full planning permission and advertisement consent for the installation of a proposed new global street hub, including the associated display of advertisements on both sides of the unit.

LOCATION: Land adj. Farmfoods, Lead Mills, Mold, CH7 1UD

TARGET DETERMINATION DATE: 25 Nov 2026

<https://planning.agileapplications.co.uk/flintshire/application-details/200107>

(f) PLANNING APPLICATION CONSULTATION - DEM/000805/26

PROPOSAL: Application for prior notification of proposed demolition

LOCATION: FORMER COUNTY LIBRARY, Raikes Lane, Mold, CH7 6NW

TARGET DETERMINATION DATE: 02 Nov 2026

<https://planning.agileapplications.co.uk/flintshire/application-details/200097>

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 – ADV/000818/26 – agenda item 4(e)
- (ii) Correspondence Case – FUL/000823/26 – agenda item 4(d)

6. Mold Town Centre – Retail Mix, Shopfronts, Signage and Planning Enforcement

To **note** the attached response received following official concerns raised by the Planning Committee.

Join Zoom Meeting

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

Meeting ID: 860 0822 8580

Passcode: 450362

3

MOLD TOWN COUNCIL

Minutes of the Planning Committee Meeting held by Video Conferencing on 21st September 2026

PRESENT: Councillors Joanne Edwards (Mayor), Richard Clarke, Brian Lloyd and Sarah Taylor.

Officer: Jo Lane, Town Clerk

Absent: Councillor Megan Lloyd Hughes.

22. APOLOGIES

Apologies were **received** from Councillor Pete Dando (Deputy Mayor) and Haydn Jones.

23. DECLARATIONS OF INTEREST

None

24. MINUTES

It was **resolved** that the minutes of the Planning Committee Meeting held on the 24th August 2026 are agreed as a correct record.

25. PLANNING APPLICATIONS

To following applications were considered:

(a) PLANNING APPLICATION CONSULTATION - FUL/000750/26

PROPOSAL: Application for Variation of Condition 1 following Grant of Planning Permission 046302

LOCATION: 10A, Wrexham Street, Mold, CH7 1ES

TARGET DETERMINATION DATE: 04 Sep 2026

Citizen Portal Planning

Members considered the application for the variation of Condition 1 and resolved to **OBJECT** to the proposed extension of opening hours.

Members considered that extending the operating hours into the early hours of the morning would be likely to result in increased late-night activity, noise, disturbance and vehicle movements, to the detriment of the amenity and living conditions of nearby residents.

The Town Council considers that the existing opening hours provide a reasonable balance between the operation of the business and the protection of residential amenity, and that insufficient justification has been demonstrated for extending those hours.

The objection is made having regard to Policy PC2 of the Flintshire Local Development Plan 2015–2030, particularly the requirement to protect the living conditions of nearby residents and the community from adverse impacts arising from increased activity, disturbance and noise.

(b) PLANNING APPLICATION CONSULTATION - ADV/000763/26

PROPOSAL: Proposed expansion into neighbouring retail unit, alterations to the shopfronts & the installation of x7 new AC condenser units to rear.

LOCATION: 7, SPECSAVERS, High Street, Mold, CH7 1AZ

TARGET DETERMINATION DATE: 04 Nov 2026

[Citizen Portal Planning - application details](#)

No comments from the Planning Committee

(c) PLANNING APPLICATION CONSULTATION - FUL/000762/26

PROPOSAL: Proposed expansion into neighbouring retail unit, alterations to the shopfronts & the installation of x7 new AC condenser units to rear.

LOCATION: 7, SPECSAVERS, High Street, Mold, CH7 1AZ

TARGET DETERMINATION DATE: 04 Nov 2026

[Citizen Portal Planning - application details](#)

No comments from the Planning Committee

(d) PLANNING APPLICATION CONSULTATION - FUL/000728/26

PROPOSAL: As per application - Proposed extension to existing.

LOCATION: 8, CALAVERAS, Bryn Awelon, Mold, CH7 1LU

TARGET DETERMINATION DATE: 05 Nov 2026

[Citizen Portal Planning - application details](#)

No comments from the Planning Committee

(e) PLANNING APPLICATION CONSULTATION - FUL/000785/26

PROPOSAL: PROPOSED REAR SINGLE STOREY EXTENSION, TWO STOREY SIDE EXTENSION AND INTERNAL ALTERATIONS

LOCATION: 23, Hafod Park, Mold, CH7 1QN

TARGET DETERMINATION DATE: 12 Nov 2026

Citizen Portal Planning

No comments from the Planning Committee

26. CORRESPONDENCE RECEIVED

- (i) Correspondence Case – FUL/000750/26 – agenda item 4(a)
- (ii) Correspondence Case – FUL/000762/26 – agenda item 4(c)
- (iii) Correspondence Case – ADV/00763/26 – agenda item 4(b)

No further comments were made regarding the above items as they have already been considered in the agenda items.

27. MOLD TOWN CENTRE – RETAIL MIX, SHOPFRONTS, SIGNAGE AND PLANNING ENFORCEMENT

RESOLVED: That Members noted the concerns raised regarding the changing retail mix within Mold Town Centre, including the cumulative impact of vape shops, mini-markets and similar uses, together with concerns regarding shopfront alterations, illuminated signage and external roller shutters.

Members **approved** the draft correspondence to Flintshire County Council's Planning Enforcement Team, requesting that the matters raised be reviewed, including compliance with relevant planning permissions, advertisement consents and the policies of the Flintshire Local Development Plan 2015–2030.

Meeting closed at 6.11pm

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

PLANNING COMMITTEE	DATE: 21.09.26
---------------------------	-----------------------

MEMBER	ITEM	MINUTE NO. REFERS

Chair's signature: Date:

WORD/MINUTES/PLANNING JE

6

David Fitzsimon
Chief Officer (Place and Growth)
Prif Swyddog (Lle a Thwf)



Jo Lane

Your Ref/Bich Cyf

Our Ref/Ein Cyf ENF/274/26

Date/Dyddiad 28-Sep-2026

Ask for/Gofynner am Stacey Wynne

Direct Dial/Rhif
Unlon

Dear Madam

RE: Installation of black roller shutters

AT: 54, HIGH STREET, MOLD, CH7 1BH

REF: ENF/274/26

I refer to your recent enquiry, regarding an alleged breach of planning control as described above. The enquiry will be prioritised as per our adopted Enforcement Policy January 2019 which can be viewed/downloaded at <https://www.flintshire.gov.uk/en/PDFFiles/Planning/Enforcement-Policy-January-2019.pdf>

The complaint has now been recorded on our Planning Enforcement database and has a unique reference number as quoted above, which should be used in all subsequent communications.

The investigating officer will contact you to advise you of the outcome of the investigation or whether any further information is required.

Yours faithfully/Yr eiddoch yn gywir

David Fitzsimon
Chief Officer (Place and Growth)
Prif Swyddog (Lle a Thwf)

Ty Dewi Sant, St David's Park, Ewloe,
CH5 3FF www.flintshire.gov.uk
Ty Dewi Sant, Parc Dewi Sant,
Ewlo, CH5 3FF
www.sirymflint.gov.uk



We welcome correspondence in Welsh. We will respond to correspondence received in Welsh without delay.

Rydym yn croesawu gohebiaeth Gymraeg. Ynatebwn yn ddi-od i ohebiaeth a dderbynnir drwy gyfrwng y Gymraeg.

~~SECRET~~

Jo Lane

From: Stacey Wynne <[REDACTED]>
Sent: 24 September 2026 19:56
To: Jo Lane
Cc: Cllr Sarah Taylor; Planning Enforcement
Subject: RE: Mold Town Centre - Retail Mix, Shopfronts, Signage and Roller Shutters

Follow Up Flag: Follow up
Flag Status: Completed

Hi Jo,

Thank you for your email, I have had a quick look on our system and there are no recent applications for this site so I will get this logged for investigation for you.

I will update you following the initial contact.

Kindest regards,

Stacey Wynne
Planning Officer Enforcement
Planning - Development Management | Cynllunlo - Rheolaeth Datblygu
Environment | Amgylchedd
Flintshire County Council | Cyngor Sir y Fflint

<http://www.flintshire.gov.uk> | <http://www.sirvffflint.gov.uk>
<http://www.twitter.com/flintshirecc> | <http://www.twitter.com/csyvffflint>

From: Jo Lane <townclerk@moldtowncouncil.org.uk>
Sent: 24 September 2026 16:51
To: Stacey Wynne <[REDACTED]>
Cc: Cllr Sarah Taylor <sarahtaylor8044@gmail.com>
Subject: RE: Mold Town Centre - Retail Mix, Shopfronts, Signage and Roller Shutters

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Hi Stacey,

One further premises that has been raised is 54 High Street Mold, in relation tot the installation of black roller shutters.

Could this pleased be logged and investigated tot establish whether the necessary planning permission/ consent was obtained for the shutters?

Kindest regards,

Jo Lane

Town Clerk and Finance Officer | Clerc y Dref a Swyddog Cyllid
Mold Town Council | Cyngor Tref Yr Wyddgrug
Unit 10, Daniel Owen Precinct | Unit 10, Canolfan Daniel Owen,
Flintshire | Sir y Fflint
CH7 1AP
Phone | Ffôn: 01352 751819
Website | Gwefan: www.moldtowncouncil.org.uk (-> urlsand.esvalabs.com)

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Mae'r e-bost hwn ac unrhyw atodiad iddo yn gyfrinachol ac fe'i bwriedir ar gyfer y sawl a enwir arno yn unig.

When you contact us

The information you provide (personal information e.g. name, address, email address, phone number, organisation) will be processed and stored to enable us to contact you and respond to your correspondence, provide information and/or access our facilities and services. Your personal information will be not shared or provided to any other third party. Your information may however be published in the public domain if you require the Council to discuss please contact us.

Pan fyddwch yn cysylltu â ni

Bydd yr wybodaeth a roddwch (gwybodaeth bersonol e.e. enw, cyfeiriad, cyfeiriad e-bost, rhif ffôn, sefydliad) yn cael ei phrosesu a'i storio i'n galluogi ni i gysylltu â chi ac ymateb i'ch gohebiaeth, rhoi gwybodaeth a/neu fynediad i'n cyfleusterau a'n gwasanaethau. Ni fydd eich gwybodaeth bersonol yn cael ei rhannu na'i rhoi i unrhyw drydydd parti. Fodd bynnag gall eich gwybodaeth gael ei chyhoeddi yn y parth cyhoeddus oes yw'n destun trafodaeth i'r Cyngor, cysylltwch â ni i gael gwybod mwy.

From: Stacey Wynne [REDACTED]
Sent: 24 September 2026 14:52
To: Jo Lane <townclerk@moldtowncouncil.org.uk>
Cc: PlanningEnforcement <PlanningEnforcement@flintshire.gov.uk>
Subject: FW: Mold Town Centre - Retail Mix, Shopfronts, Signage and Roller Shutters
Importance: High

Good afternoon,

I have been forwarded your email below.

I can confirm that we have 2 open cases, these are both for the illuminated signs at Vape shops. We have tried to engage with the owners to remove the unauthorised signage however this has been unsuccessful. I have now drafted 2 planning contravention notices to be served on them which is a pre requisite of formal enforcement action.

The addresses for these are 17 Wrexham Street in Mold and 8 Chester Street, Mold.

If there are any other planning issues you wish for us to log please can you provide the full address and the suspected breach. We can then log these individually for investigation and update you on each case.

I look forward to hearing from you,

Kindest regards,
Stacey

Stacey Wynne
Planning Officer Enforcement

Tel | Ffôn | [REDACTED]

Email | Ebost | [REDACTED]

<http://www.flintshire.gov.uk> (->

<https://urlsand.esvalabs.com/?u=https%3A%2F%2Flink.edgepilot.com%2F%2Fj0clN4r6yuRvF0U6F1LqJT0%3Fu%3Dhttp%3A%2F%2Fwww.flintshire.gov.uk%2F&e=6ab4c3f7&h=6c7ee793&f=y&p=y&m=4hrJGl666qzGZt0>) | <http://www.siryfflint.gov.uk>
(->

https://urlsand.esvalabs.com/?u=https%3A%2F%2Flink.edgepilot.com%2F%2Fq5E4fR_VJkVaPu7UrMfnULk%3Fu%3Dhttp%3A%2F%2Fwww.siryfflint.gov.uk%2F&e=6ab4c3f7&h=8856e13b&f=y&p=y&m=4hrJGl666qzGZt0)

<http://www.twitter.com/flintshirecc> (->

<https://urlsand.esvalabs.com/?u=https%3A%2F%2Flink.edgepilot.com%2F%2F9tMECSdwbmN8PhB7x2heHOg%3Fu%3Dhttp%3A%2F%2Fwww.twitter.com%2Fflintshirecc&e=6ab4c3f7&h=7fcf22ae&f=y&p=y&m=4hrJGl666qzGZt0>) | <http://www.twitter.com/csyfflint> (-> <https://urlsand.esvalabs.com/?u=https%3A%2F%2Flink.edgepilot.com%2F%2FVGwFJHQ-ITNnT4pug8z6agc%3Fu%3Dhttp%3A%2F%2Fwww.twitter.com%2Fcsyfflint&e=6ab4c3f7&h=3c824064&f=y&p=y&m=4hrJGl666qzGZt0>)

From: Jo Lane <townclerk@moldtowncouncil.org.uk>

Sent: 21 September 2026 18:22

To: PlanningEnforcement <PlanningEnforcement@flintshire.gov.uk>

Cc: Planning Admin <PlanningAdmin@flintshire.gov.uk>; Cllr Sarah Taylor <sarahtaylor8044@gmail.com>

Subject: Mold Town Centre - Retail Mix, Shopfronts, Signage and Roller Shutters

Importance: High

CAUTION: This email has reached Flintshire County Council from an external source. Please be extra cautious prior to opening any links or attachments, particularly if you weren't expecting the email or don't recognise the sender.

Dear Planning Enforcement Team,

Please find attached correspondence from Mold Town Council Planning Committee regarding concerns raised in relation to the changing retail mix within Mold Town Centre, together with shopfront alterations, illuminated signage, external roller shutters and the potential cumulative impact on the character and appearance of the town centre.

The attached letter was approved by Members and sets out the Town Council's concerns in more detail, together with a number of points on which we would welcome clarification and advice from Flintshire County Council.

We would be grateful if the matters raised could be considered by the appropriate officers and a response provided to the Town Council in due course. We would also be happy to discuss these matters further if this would be helpful.

Kind regards,

Jo Lane

Town Clerk and Finance Officer | Clerc y Dref a Swyddog Cyllid
Mold Town Council | Cyngor Tref Yr Wyddgrug
Unit 10, Daniel Owen Precinct | Uned 10, Canolfan Daniel Owen
Flintshire | Sir y Fflint
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Phone | Ffôn: 01352 751819
Website | Gwefan: www.moldtowncouncil.org.uk (-> urlsand.esvalabs.com) (-> urlsand.esvalabs.com)

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Mae'r e-bost hwn ac unrhyw atodiad iddo yn gyfrinachol ac fe'i bwriedir ar gyfer y sawl a enwir arno yn unig.

When you contact us

The information you provide (personal information e.g. name, address, email address, phone number, organisation) will be processed and stored to enable us to contact you and respond to your correspondence, provide information and/or access our facilities and services. Your personal information will be not shared or provided to any other third party. Your information may however be published in the public domain if you require the Council to discuss please contact us.

Pan fyddwch yn cysylltu â ni

Bydd yr wybodaeth a roddwch (gwybodaeth bersonol e.e. enw, cyfeiriad, cyfeiriad e-bost, rhif ffôn, sefydliad) yn cael ei phrosesu a'i storio i'n galluogi ni i gysylltu â chi ac ymateb i'ch gohebiaeth, rhoi gwybodaeth a/neu fynediad i'n cyfleusterau a'n gwasanaethau. Ni fydd eich gwybodaeth bersonol yn cael ei rhannu na'i rhoi i unrhyw drydydd parti. Fodd bynnag gall eich gwybodaeth gael ei chyhoeddi yn y parth cyhoeddus oes yw'n destun trafodaeth i'r Cyngor, cysylltwch â ni i gael gwybod mwy.

Rydym yn croesawu gohebiaeth yn y Gymraeg a'r Saesneg a byddwn yn ymateb i ohebiaeth yn yr un iaith. Ni fydd y defnydd o'r naill iaith yn arwain at oedi.

Mae'r e-bost hwn, gan gynnwys unrhyw atodiadau, yn breifat a chyfrinachol ac ni ddylid ei rannu heb ganiatâd yr anfonwr. Os derbynioch chi'r e-bost hwn ar gam, rhwch wybod i'r anfonwr a dileu'r e-bost.

Os cyflwynir unrhyw farn, cyngor, casgliadau ac unrhyw wybodaeth arall yn y neges hon nad oes a wnelo â busnes swyddogol Cyngor Sir y Fflint, deallir nad ydynt wedi'u rhoi na'u cymeradwyo ganddo nac ar ei ran, ac felly ni fydd Cyngor Sir y Fflint yn derbyn unrhyw gyfrifoldeb o gwbl amdanynt.

We welcome correspondence in Welsh and English and you will receive a response in the same language. Use of either language will not lead to a delay.

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