

Agenda for a Meeting of the Planning Committee to be held on 21st September 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.

**MOLD TOWN COUNCIL
CYNGOR TREF YR WYDDGRUG**

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

15th September 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 21st September 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.

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townclerk@moldtowncouncil.org.uk

3. MINUTES

To **approve** the Minutes of the meeting held on 24th August 2026 (copy attached).

4. PLANNING APPLICATIONS

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

(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](#)

(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](#)

(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](#)

(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](#)

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/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)

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

To **consider** concerns 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 are asked to **approve** the attached draft correspondence to Flintshire County Council's Planning Enforcement Team, requesting a review of these matters, including compliance with relevant planning permissions, advertisement consents and the policies of the Flintshire Local Development Plan 2015–2030.

Join Zoom Meeting

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

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MOLD TOWN COUNCIL

Minutes of the Planning Committee Meeting held by Video Conferencing on 24th August 2026

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

Officer: Jane Evans, Events and Community Engagement Officer

Absent: Councillor Megan Lloyd Hughes.

17. APOLOGIES

Apologies were received from Councillor Pete Dando (Deputy Mayor), Haydn Jones and Jo Lane (Town Clerk).

18. DECLARATIONS OF INTEREST

None

19. MINUTES

It was **resolved** that the minutes of the Planning Committee Meeting held on the 27th July 2026 are agreed as a correct record.

20. PLANNING APPLICATIONS

To following applications were considered:

(a) PLANNING APPLICATION CONSULTATION - FUL/000634/26

PROPOSAL: Retrospective change of use of the building from a car repair garage to a women-only gym and fitness studio, with no external alterations and extensions. This is a resubmission of withdrawn application FUL/000183/26

LOCATION: Unit 1, Gas Lane, Mold, CH7 1UR

TARGET DETERMINATION DATE: 20 Sep 2026

No comments were made by the Planning Committee.

(b) PLANNING APPLICATION CONSULTATION - ADV/000662/26

PROPOSAL: Proposed Change of Use from A1 (retail) to A3 (restaurant/cafe), associated advertisement consent which includes replacement of existing fascia signage

LOCATION: 15, High Street, Mold, CH7 1AZ

TARGET DETERMINATION DATE: 25 Sep 2026

No comments were made by the Planning Committee.

(c) PLANNING APPLICATION CONSULTATION - LBC/000484/26

PROPOSAL: Conversion of part of the ground floor and upper floors to form 8 apartments (Use Class C3), subdivision of the existing ground-floor retail unit to form 2 retail units (Use Class A1), 1 financial and professional services unit (Use Class A2) and associated external alterations and installation of 8 no. electrical meter boxes.

LOCATION: 1-3, Wrexham Street, Mold, CH7 1ET

TARGET DETERMINATION DATE: 28 Sep 2026

No comments were made by the Planning Committee.

(d) PLANNING APPLICATION CONSULTATION - FUL/000478/26

PROPOSAL: Conversion of part of the ground floor and upper floors to form 8 apartments (Use Class C3), subdivision of the existing ground-floor retail unit to form 2 retail units (Use Class A1), 1 financial and professional services unit (Use Class A2) and associated external alterations and installation of 8 no. electrical meter boxes.

LOCATION: 1-3, Wrexham Street, Mold, CH7 1ET

TARGET DETERMINATION DATE: 28 Sep 2026

No comments were made by the Planning Committee.

(e) PLANNING APPLICATION CONSULTATION - FUL/000652/26

PROPOSAL: Full Planning Application for Change of Use from Use Class A1 (Shop) to Use Class and A3 (Food and Drink) with Takeaway Provision

LOCATION: Unit 4, DANIEL OWEN PRECINCT, Mold, CH7 1AP

TARGET DETERMINATION DATE: 30 Sep 2026

No comments were made by the Planning Committee.

(f) PLANNING APPLICATION CONSULTATION - FUL/000661/26

PROPOSAL: Proposed Change of Use from A1 (retail) to A3 (restaurant/cafe), associated advertisement consent which includes replacement of existing fascia signage

LOCATION: 15, High Street, Mold, CH7 1AZ

TARGET DETERMINATION DATE: 01 Oct 2026

No comments were made by the Planning Committee.

21. CORRESPONDENCE RECEIVED

- (i) Correspondence Case – ADV/000662/26 – agenda item 4(b)
- (ii) Correspondence Case – FUL/000661/26 – agenda item 4(f)
- (iii) Correspondence Case - FUL/000652/26 – agenda item 4(e)
- (iv) Correspondence Case – FUL/000478/26 – agenda item 4(d)
- (v) Correspondence Case – LBC/000484/26 – agenda item 4(c)

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

Meeting closed at 6.10pm

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

PLANNING COMMITTEE	DATE: 25.08.26
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MEMBER	ITEM	MINUTE NO. REFERS

Chair's signature: Date:

WORD/MINUTES/PLANNING JE

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MOLD TOWN COUNCIL CYNGOR TREF YR WYDDGRUG

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Dear Planning Enforcement Team,

Re: Mold Town Centre – Retail Mix, Shopfronts, Signage and Roller Shutters

Mold Town Council works closely with town centre businesses and partner organisations to enhance Mold, increase footfall and support a vibrant and sustainable town centre. This includes supporting additional Sunday markets, funding hanging baskets, promoting town-centre initiatives and competitions and delivering major events which encourage residents and visitors to shop locally.

The Town Council is also actively engaged in place-making work, green infrastructure projects and exploring opportunities for high-street investment, as well as considering the potential asset transfer of the Mold Bus Station public toilets.

Against this background, the Town Council has become increasingly concerned about changes to the retail mix and physical appearance of parts of Mold Town Centre. These issues are also increasingly being raised with the Council by residents and local businesses.

Retail mix and cumulative impact

The Town Council has noted an increasing number of vape shops, mini-markets and similar convenience-style businesses occupying premises within the town centre.

We fully recognise the right of businesses to operate where the relevant planning and regulatory requirements are met. Our concern is not with individual businesses, but with whether the cumulative concentration of similar uses could adversely affect the vitality, viability, diversity and attractiveness of Mold Town Centre.



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Mold is an important historic market town serving a wide catchment area. The Town Council considers that maintaining a diverse and balanced mix of shops, services, hospitality and other appropriate town-centre uses is important to its long-term prosperity.

We would therefore welcome Flintshire County Council's view on how the current and emerging pattern of uses within Mold Town Centre relates to the objectives and relevant policies of the Flintshire Local Development Plan 2015–2030, including those concerning the retail hierarchy and Primary Shopping Areas.

In particular, we would welcome clarification regarding the application of Policies PE7 and PE8, including the extent to which the cumulative impact and concentration of particular uses can be considered when determining relevant future planning applications.

Shopfronts, illuminated signage and roller shutters

The Town Council is also concerned about alterations to the appearance of a number of commercial premises within the town centre.

These include instances of:

- prominent or brightly illuminated signage;
- substantial alterations to shopfronts;
- external metal roller shutters covering shop windows;
- security shutters and other external fixtures; and
- alterations which appear inconsistent with the character and appearance of the surrounding townscape.

We would therefore request that Flintshire County Council considers whether relevant premises have the necessary planning permissions and/or advertisement consents, where these are required.

Where development or advertisements have been undertaken without the necessary permission or consent, we would ask that the Council considers whether investigation and appropriate planning enforcement action is warranted.

Cumulative impact on the town centre

The Town Council considers it important that the wider impact of these changes is recognised.

Although an individual change of use, shopfront alteration, advertisement or security measure may have a relatively limited impact when considered in



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isolation, the cumulative effect of a number of such changes can significantly alter the character and appearance of a town centre.

There is concern that Mold could gradually lose some of the diversity and distinctive character which makes it an attractive market town if a significant proportion of premises become occupied by similar uses or if alterations to shopfronts and signage are not sympathetic to the wider streetscape.

The Town Council would therefore welcome measures which support and encourage a diverse and balanced town-centre offer, including independent and specialist retailers, cafés and restaurants, professional services and other appropriate uses which contribute to the vitality of Mold.

There is also understandable frustration amongst existing businesses which have sought the appropriate permissions and consents when refurbishing or altering their premises. Consistent application of planning controls is important both for maintaining the character of the town and for providing confidence that businesses are operating on an equitable basis.

Request to Flintshire County Council

Mold Town Council respectfully requests that Flintshire County Council:

1. Advises the Town Council how the cumulative concentration of similar retail and commercial uses within Mold Town Centre is considered through the planning process.
2. Clarifies the application of relevant policies within the Flintshire Local Development Plan 2015–2030, including Policies PE7 and PE8, to these circumstances.
3. Reviews, where appropriate, whether prominent or illuminated signage at relevant premises has the necessary advertisement consent.
4. Investigates, where appropriate, whether external roller shutters, shopfront alterations and other external works have the necessary planning permission or other consent.
5. Takes appropriate account of the impact of such alterations on the visual amenity, character and appearance of Mold Town Centre.
6. Advises how cumulative impacts on the character, vitality and viability of the town centre can be taken into account when considering future relevant planning applications.
7. Advises what planning, regeneration or other measures are available to help maintain and encourage a diverse and balanced town-centre offer.
8. Provides the Town Council with details of the appropriate process for reporting individual premises where there are concerns regarding potentially unauthorised development, changes of use, signage or shopfront alterations.



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Mold Town Council recognises that planning applications and enforcement matters must be considered on their individual merits and in accordance with relevant legislation and adopted planning policy.

The Council's concerns are not directed towards individual businesses or business owners, but relate to the wider cumulative impact of changes taking place within Mold Town Centre.

The Town Council is committed to working constructively with Flintshire County Council, businesses and other partners to maintain Mold as a vibrant, attractive and diverse market town offering residents and visitors a broad range of shops, services and leisure opportunities.

We would welcome the opportunity to discuss these matters with the relevant officers and would appreciate a response setting out what measures are available to address the concerns raised.

Yours sincerely,

Councillor Sarah Taylor
Mold Town Council – Planning Committee Chair



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