

**MOLD TOWN COUNCIL
CYNGOR TREF YR WYDDGRUG**



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Daniel Owen Precinct
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Members of Mold Town Council

20th February 2026

Members of the Council

Dear Councillor

You are hereby summoned to attend the meeting of Mold Town Council to be held at **6.00pm on Wednesday 25th February, 2026** in Mold Town Council Offices, Unit 10, Daniel Owen Precinct, Mold CH7 1AP. Also available by Video Conferencing as a hybrid meeting see link below.

Yours sincerely,

Town Clerk and Finance Officer

AGENDA

PUBLIC PARTICIPATION

Mold Town Council is committed to community engagement and therefore warmly welcomes members of the public to attend this meeting. Mold Town Council Standing Orders allow for 15 minutes to be allocated under the 'Public Participation' item on the agenda with up to 5 minutes allocated per subject.

Those wishing to address the meeting under Public Participation must:

- Have notified the Town Clerk of their interest to speak by 4.30pm the day before the Town Council Meeting.
- Direct all comments/ questions to the chairman of the meeting.

Members of the public should note that the council will only discuss and is only allowed to take decisions on topics that are publicised on the agenda. In the event of no issues being raised, the Town Council meeting to commence at 6pm.

1. APOLOGIES FOR ABSENCE

To **receive** apologies for absence.

2. DECLARATIONS OF INTEREST

To **receive** any known declarations of interest in items on the agenda.

3. MAYOR'S ANNOUNCEMENTS

To **receive** the Mayor's Announcements

4. MINUTES

4.1 To **receive** and approve as a correct record the Minutes of the Town Council Meeting held on 28th January 2026 (attached).

4.2 To **receive** and approve as a correct record the Minutes of the Community, Development and Regeneration Committee Meeting held on the 3rd February 2026 (attached).

4.3 To **receive** and approve as a correct record the Minutes of the Planning Committee meeting held on the 9th February 2026 (attached).

5. NORTH WALES UPDATE ON CRIME AND ASB

To **receive** verbal update from Guest speaker: Sergeant NPT Steph Rowley on Crime and Anti-Social Behaviour in Mold and the use of CCTV in policing.

6. DRAFT MOLD PLACEMAKING PLAN

To **receive** an update from Guest speaker: Karen Whitney-Lang on the draft Mold Placemaking Plan

7. ACTION LIST

To **note** the attached updated Action List.

8. OFFICER REPORTS

(i) To **receive** a report from the Events and Community Engagement Officer (attached).

(ii) To **receive** a report from the Town Clerk and Finance Officer (attached).

9. CONSULTATIONS

(i) To **consider** the Community Reviews under the Local Government (Democracy) (Wales) Act 2025 – Draft Proposals (attached).

(ii) To **consider** the Draft Planning Enforcement Policy Consultation (attached).

10. MEMBERS ALLOWANCE

To **consider** Member's Allowance for 2025/2026:

Chair: £500

Councillors

£156 – Allowance to recognise Councillors incur costs to do their role.

£52 – Payment in respect of telephone, broadband.

Total: £208

11. MOLD TOWN COUNCIL UNIFORM RECYCLING INITIATIVE

To **consider** whether Mold Town Council will continue to fund storage facilities at the Daniel Owen Centre for the Uniform Recycling Scheme for 2026/27– cost per annum £1,320.

12. FUTURE OF LOVE LANE CAR BOOT

To **consider** the attached report following meeting with FCC officers.

13. CONSIDERATION OF CITTASLOW MEMBERSHIP

To **consider** two motions received: one proposing the continuation of the Town Council's Cittaslow membership and one proposing the withdrawal from Cittaslow. Both motions to be discussed and decided by the Council.

14. A MAYORS CADET

To **consider** the attached information regarding possibility of introducing a Mayor's Cadet for Mold Town Council.

15. GARDEN OF REMEMBRANCE AND SILENT SOLDIER – BAILEY HILL

To **consider** the attached report from the Events and Community Engagement Officer.

16. FACILITIES OFFICER RECRUITMENT

To **consider** the attached report regarding the Facilities Officer Recruitment.

17. BUS STATION TOILETS

To **consider** the attached Motion from Cllr Sarah Taylor.

18. NOTIFICATION OF PLANNING

To **note** the attached report.

19. ACCOUNTS/ PAYMENTS

To **approve** the attached schedules showing all accounts – Month 10, noting that payments are made in accordance with the powers of local councils.

NOTE:

Members of the press and public may attend this meeting (but not speak unless by prior arrangement with the Town Clerk and Finance Officer).

ZOOM INSTRUCTIONS

<https://us02web.zoom.us/j/89282178432?pwd=30a4yPzsufbbWdZq8oKW7hIPAgb5Ut.1>

Meeting ID: 892 8217 8432
Passcode: 417632

Agenda Item: 3.



MOLD TOWN COUNCIL / CYNGOR TREF YR WYDDGRUG

Mayor engagements since 29th January 2026 – 25th February 2026

Date	Event
30-Jan	Official opening of Pawsome Products & Eco Blooms
08-Feb	Darts tournament and opening of second floor
14-Feb	Potato Day
14-Feb	Big Nan's Creations official opening

Deputy Mayor engagements since 29th January 2026 – 25th February 2026

Date	Event
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Agenda Item: 4.1.

MOLD TOWN COUNCIL

Minutes of the Mold Town Council Meeting held at Town Council Offices, Unit 10 Daniel Owen Precinct, Mold at 6pm on Wednesday 28th January 2026 (also, by Video conferencing).

PRESENT:

Councillors: Cllrs. Paul Beacher (Mayor and Chair), Brian Lloyd, Chris Bithell, Geoff Collett, Haydn Jones, Megan Lloyd-Hughes, Nanette Davies, Richard Clarke, Robin Guest and Sarah Taylor.

Via Zoom: Cllrs. Catherine Frances Claydon, Suzanne Thomas and Tina Claydon; Jane Evans, Events & Community Engagement Officer;

Officers: Jo Lane, Town Clerk & Finance Officer and Leila Jones, Support Officer.

PUBLIC PARTICIPATION: No members of the Public present.

125. APOLOGIES FOR ABSENCE:

Councillors: Joanne Edwards (Deputy Mayor), Pete Dando and Teresa Carberry.

Apologies were received in advance from Councillor Robin Guest advising he would be late to the meeting.

126. DECLARATIONS OF INTEREST

Councillor Chris Bithell declared an interest in agenda item 12 – CLWYD PENSION FUND – MOLD TOWN COUNCIL.

127. MAYOR'S ANNOUNCEMENTS

Mayor's appointments since the last meeting were **noted**.

Councillor Paul Beacher (Mayor) thanked Emma Lyth, Support Officer for organising, Councillor Teresa Carberry for her participation and to all Mold Town Council Staff for their assistance with the success of the Mayor's Civic Ceremony held at St Mary's Parish, Mold on 11th January 2026.

NOTED: Meeting was paused due to low volume for Zoom attendees and the conference microphone was moved to the centre of meeting table.

128. MINUTES

RESOLVED: that;

- 128.1 The Minutes of the Town Council Meeting held on 26th November 2025 be received and **approved** as a correct record;
- 128.2 The Minutes of the Youth and Children’s Council Committee Meeting held on 2nd December 2025 be received and **approved** as a correct record;
- 128.3 The Minutes of the Cemetery Committee Meeting held on 3rd December 2025 be received and **approved** as a correct record;
- 128.4 The Minutes of the Finance Committee Meeting held on 9th December 2025 be received and **approved** as a correct record;
- 128.5 The Minutes of the Planning Committee Meeting held on 15th December 2025 be received and **approved** as a correct record;
- 128.6 The Minutes of the Planning Committee Meeting held on 12th January 2026 2025 be received and **approved** as a correct record;
- 128.7 The Minutes of the Youth and Children’s Council Committee Meeting held on 14th January 2026 be received and **approved** as a correct record;
- 128.8 The Minutes of the Personnel Committee Meeting held on 19th January 2026 be received and **approved** as a correct record;
- 128.9 The Minutes of the Policy & Audit Committee Meeting held on 20th January 2026 be received and **approved** as a correct record;

129. ACTION LIST

The ongoing Action List was **noted**. Confirmed by Town Clerk that completed items will be removed from the Action List after each Town Council meeting.

Item 73(b) Public Conveniences Working Group – is still ongoing as the Working Group is awaiting further information from Ian Bushell, Operational Manager for FCC Streetscene before progressing.

Item 153 Salt Bin for Hafn Deg – Town Clerk has chased this. The bin is on order to be delivered. Councillor Geoff Collett will then be contacted by FCC for placement of the salt bin.

130. OFFICER REPORTS

- (i) Members **noted** the previously circulated Events and Community Engagement Officer report and verbal update was received.

18.11 Councillor Catherine Frances Claydon left the meeting.

Events and Community Engagement Officer informed Councillors that only one nomination for the Under 25s has been received and more than one is needed.

18.13 Councillor Catherine Frances Claydon re-joined the meeting.

Members were informed that two young men were spotted in town today attempting to sell perfume from bags to market shoppers and this was reported to Shop Watch and the Police.

(ii) Members **noted** the previously circulated Town Clerk report and verbal update from the Town Clerk was received.

Discussion was held regarding the Community Cohesion and Belong Network Meeting held on 19th December 2025. It was **noted** that only the Home Office has decision making responsibility for asylum seeker placements. Concerns, queries and complaints should be made through local MP's to the Home Office.

18.36 Councillor Robin Guest joined the meeting.

Councillor noted that he understood there may be a 500-meter exclusion zone around certain residences. After discussion, it was proposed and seconded that the Town Clerk write to the Neighbourhood Policing Team to clarify the rules regarding any exclusion zones for demonstrations near residential properties.

A vote was held with **8 for, 1 against, and 4 abstaining.**

RESOLVED:

Town Clerk to write to Neighbourhood Policing Team to clarify the rules regarding any exclusion zones for demonstrations near residential properties.

131. DRAFT EVENTS CALENDAR 2026

Members thanked Jane Evans and the volunteers for their work with the events.

It was **noted** that Mold Town Council put on a large number of Events throughout the year and new volunteers are needed.

RESOLVED:

Members **approved** the Draft Events Calendar for 2026.

18.45 Jane Evans, Events and Community Engagement Officer left the meeting.

132. PRECEPT / BUDGET SETTING 2026/27

It was **noted** that financial priorities were discussed during the Mold Town Council Planning Day held on 24th January 2026 and to be mindful of priorities going forward.

After discussion it was Proposed and Seconded for the recommendations from the Finance Committee be approved.

RESOLVED:

Members **approved** the Draft Budget as recommended by the Finance Committee:

1. Revenue budget of £467,697 for 2026/27

RESOLVED:

Members **agreed** the Precept as recommended by the Finance Committee:

2. 5% increase in the Precept, setting it at £360,614 for 2026/27

RESOLVED:

Members **approved** the use of General Reserves as recommended by the Finance Committee:

3. Use of £38,643 from General Reserves to balance the budget.

133. EAR MARKED RESERVES

RESOLVED:

Members **approved** the changes to the Ear Marked Reserves as recommended by the Finance Committee.

1. EMR 316 – MTC Future Purchase / Rent be reduced to £35,000
2. The sum of £32,130.74 be transferred from EMR 316 to General Reserves to support the 2026/2027 budget, in line with the Precept proposal.

134. FUTURE OF LOVE LANE CAR BOOT

RESOLVED:

Members **approved** to set up a small working group to discuss the possibility of Mold Town Council taking over the management of Love Lane Car Boot from Flintshire County Council. Then to meet with relevant FCC officers to obtain all information needed for Members to make an informed decision.

Councillors Richard Clarke, Nanette Davies, Hadyn Jones, Chris Bithell, and Brian Lloyd-Jones **agreed** to be on the working group.

Members **approved** the Working Group and organisation of a meeting with FCC representatives.

135. UK TOWN OF CULTURE COMPETITION

RESOLVED:

Members **approved** for Town Clerk to submit a registration of interest for Mold.

136. CLWYD PENSION FUND – MOLD TOWN COUNCIL

Councillor Chris Bithell declared an interest and abstained from discussion.

RESOLVED:

Members **noted** the report.

137. RECOMMENDATION FROM PERSONNEL COMMITTEE

RESOLVED:

Members **approved** the annual pay increments for staff in accordance with the National Joint Council (NJC) pay structure and employee's contracts of employment.

138. RECOMMENDATION FROM POLICY & AUDIT COMMITTEE

Members **noted** the following Mold Town Council policies/documents have been reviewed as part of the Council's policy review procedures and no changes are required at this time:

- (a) Internal Financial Controls
- (b) Financial Risk Assessment 2026
- (c) Standing Orders

RESOLVED:

Members **approved** the recommendation from the Policy and Audit Committee to **adopt** the following new policies:

- (d) Communication Policy
- (e) Dignity at Work Policy
- (f) Equality and Diversity Policy
- (g) Recruitment, Selection and Retention Policy
- (h) Stress Management Policy
- (i) Stress Management Assessment Register

139. MOLD PLACEMAKING PLAN

RESOLVED:

Town Councillors to email Town Clerk with their views by Midnight Sunday 1st February 2026 for her to collate and send feedback form to FCC Regeneration Team by 10am on 2nd February 2026.

140. EXTERNAL AUDITORS REPORT 2024/25

Members **noted** the Auditor General’s report and audit opinion.

141. NOTIFICATION OF PLANNING

Members **noted** the previously circulated report.

142. ACCOUNTS / PAYMENTS

Members **considered** the schedules previously circulated.

Month 8 – Community Bank account CB1 £28,827.09 (excl. VAT)

Month 8 – Events Bank account £6,792.99

Month 8 – Prepaid Mastercard £1,228.98

Month 8 – Mayors Charity Account £0.00

Month 8 – Petty Cash £184.00

Month 8 – Business Money Manager Account £20,000 (internal transfers)

Month 9 – Community Bank account CB1 £49,112.69 (excl. VAT)

Month 9 – Events Bank account £1,972.56

Month 9 – Prepaid Mastercard £176.21

Month 9 – Mayors Charity Account £0.00

Month 9 – Business Money Manager Account £30,000 (internal transfers)

RESOLVED:

Members **approved** the schedules previously circulated showing all accounts – Months 8 and 9, noting that payments are made in accordance with the powers of local councils.

Meeting ended 19:15

Mayor’s signature: Date:

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

MOLD TOWN COUNCIL		DATE: 28.01.2026
MEMBER Councillor Chris Bithell	ITEM Clwyd Pension Fund – Mold Town Council	MINUTE NO. REFERS 12.

WORD/MINUTES/MTC/MIN/ LGJ

Agenda Item: 4.2.

MOLD TOWN COUNCIL COMMUNITY, DEVELOPMENT AND REGENERATION COMMITTEE

Minutes of the Community, Development & Regeneration Committee held virtually via Zoom at 6.00pm on Tuesday 3rd February 2026.

PRESENT: Councillors Paul Beacher (Mayor), Joanne Edwards (Deputy Mayor), Geoff Collett, Chris Bithell, Catherine Frances Claydon (Chair), Teresa Carberry and Megan Lloyd Hughes

Officers: Jo Lane (Town Clerk and Finance Officer), Jane Evans (Events & Community Engagement Officer) and Emma Lyth (Support Officer)

ABSENT: Councillor Robin Guest

40. APOLOGIES

None received.

41. DECLARATIONS OF INTEREST

None.

42. MINUTES

It was **resolved** that the minutes from the meetings held on Tuesday 21st October 2025 and Monday 17th November 2025 were approved.

43. BAILEY HILL CENTRE / LODGE

Members considered the previously circulated Bailey Hill report.

Discussion took place regarding the request from the Friends of Bailey Hill (FoBH) for a fifth keyholder/set of keys. Members noted that the current active User Agreement specifies that FoBH are entitled to four keyholders. Having considered the request, the Committee agreed that the current arrangement of four keyholders, as set out in the User Agreement, remains appropriate at this stage.

It was **resolved** that the request for an additional keyholder/set of keys be declined.

The Town Clerk highlighted the ongoing issues at the Bailey Hill Centre which were discussed at a meeting between Flintshire County Council and Mold Town Council on 5th December 2025. FCC representatives are agreeable to assisting with these issues; the Town Clerk has requested clarification on which issues support can be provided with.

The budget has now been utilised with regards to maintenance work at the Bailey Hill Centre.

The Town Clerk was thanked for all her efforts in rectifying the challenges posed by the Centre.

Due to little to no attendance, The Bailey Hill Tripartite Group agreed to cease weekly public openings of the Bailey Hill Centre for 2026. Mold Town Council's Support Officers are collaborating with the group on a calendar of activities at the Centre for 2026.

44. TOURIST INFORMATION PANELS

The Town Clerk gave a verbal overview of the Tourist Information Panels in need of updating and explained that the quotes received to undertake the work are based on their priority ranking as per the Tourist Information Panel report.

It was highlighted that signage from New Street Car Park to the nearest Public Conveniences may need to become a high ranking priority.

It was **agreed in principle** that the priority 1 tasks be carried out at the quoted cost of £11,538.00 which includes the optional repair work and additional costs for design.

However, members **resolved** to wait until there is further clarity on the future of the town's public conveniences before proceeding with any updates to the panels.

45. HANGING BASKETS

The Events and Community Engagement Officer summarised the locations of the hanging baskets as mapped on the report and highlighted the imbalance of baskets around the town. It also became apparent that some of the hanging baskets were installed on businesses' own brackets, and not those belonging to Mold Town Council. Members considered the options for proceeding in 2026.

It was **resolved** to gain feedback from local businesses about them taking on responsibility and maintenance of the baskets. An extra ordinary CDR Committee meeting will be arranged once this has been done, for members to consider the options available.

46. ST DAVID'S DAY WINDOW COMPETITION 2026

Due to less staffing capacity and less funding, Menter Iaith Fflint a Wrecsam have approached Mold Town Council for their assistance with co-ordinating the arrangements within town for the annual St David's Day Window Display Competition.

It was **resolved** that the Support Officer would visit businesses to promote the event and to distribute packs / resources supplied by Menter Iaith.

47. EXCLUSION OF PRESS AND PUBLIC

It was **resolved**, in accordance with the Public Bodies (Admission to Meetings) Act 1960, that the press and public be excluded from the next part of the meeting due to the confidential nature of the business to be discussed.

48. ELECTRONIC NOTICE BOARD

Members discussed the advantages and disadvantages of both a ceiling mounted advertising display and a mobile display stand.

It was **resolved** to proceed with the mobile display stand at the quoted cost of £1374.23.

Agenda Item: 4.3.

MOLD TOWN COUNCIL

Minutes of the Planning Committee Meeting held by Video Conferencing on 9th February 2026.

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

Officer: Jo Lane, Town Clerk and Finance Officer

Absent: None

APOLOGIES:

45. APOLOGIES

Apologies were received from Councillor Haydn Jones.

46. DECLARATIONS OF INTEREST

None

47. MINUTES

It was **resolved** that the minutes of the Planning Committee Meeting held on the 12th January 2026 are agreed as a correct record.

48. PLANNING APPLICATIONS

To following applications were considered:

(a) PLANNING APPLICATION CONSULTATION - FUL/000031/26

PROPOSAL: Repurposing an existing commercial compound and containers to provide 16 rental storage containers for public and business use.

LOCATION: Mynydd Awel, Maes Gwern, Mold, CH7 1XN

TARGET DETERMINATION DATE: 17 Mar 2026

No comments were made by the Planning Committee.

(b) PLANNING APPLICATION CONSULTATION - FUL/000048/26

PROPOSAL: REMOVAL AND REPLACEMENT OF 6NO. ANTENNAS, THE INSTALLATION OF 1NO. GPS MODULE AND ANCILLARY DEVELOPMENT THERETO.

LOCATION: TELEPHONE EXCHANGE, Chester Street, Mold, CH7 1EG

TARGET DETERMINATION DATE: 19 Mar 2026

No comments were made by the Planning Committee.

(c) PLANNING APPLICATION CONSULTATION - ADV/000046/26

PROPOSAL: New External Signage, front view and side elevation above shopfront, New shopfront and entrance door to front elevation, new shopfront to side elevation

LOCATION: 4A, DANIEL OWEN PRECINCT, Daniel Owen Precinct Pedestrianised Area, Mold, CH7 1AP

TARGET DETERMINATION DATE: 25 Mar 2026

No comments were made by the Planning Committee.

(d) PLANNING APPLICATION CONSULTATION - FUL/000045/26

PROPOSAL: New External Signage, front view and side elevation above shopfront, New shopfront and entrance door to front elevation, new shopfront to side elevation.

LOCATION: 4A, DANIEL OWEN PRECINCT, Daniel Owen Precinct Pedestrianised Area, Mold, CH7 1AP

TARGET DETERMINATION DATE: 25 Mar 2026

No comments were made by the Planning Committee.

49. CORRESPONDENCE RECEIVED

- i Correspondence Case – FUL/000031/26 – agenda item 4(a)
- ii Correspondence Case – ADV/000046/26 – agenda item 4(c)
- iii Correspondence Case – FUL/000045/26 – agenda item 4(d)
- iv Correspondence Case – ADV/000048/26 – agenda item 4(b)

It was noted that all correspondence had already been discussed as part of the agenda and the Planning Committee had no further comments.

Meeting closed at 18.06pm

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

PLANNING COMMITTEE	DATE: 09.02.26
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MEMBER	ITEM	MINUTE NO. REFERS

Chair's signature: Date:

Meeting ended at 7.06pm

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

Community, Development & Regeneration Committee		DATE: 03.02.26
MEMBER	ITEM	MINUTE NO. REFERS

Chairman's signature: Date:

CDR/MIN 03/02/26 EL



Agenda Item: 6.

Jo Lane

From: Jo Lane
Sent: 02 February 2026 09:45
To: 'Karen Whitney-Lang'
Subject: Mold Place Making Plan - Collated Early Feedback from Mold Town Council

Dear Karen,

Thank you for your email and for sharing the emerging draft content for the Mold Place Making Plan.

The document has been shared and discussed by Mold Town Councillors and early feedback has been collated below on behalf of Mold Town Council.

Members welcomed the opportunity to comment at this early stage, however there is a strong and consistent view that the draft does not adequately reflect the current realities, strengths and challenges facing Mold. In particular, councillors are concerned that a number of factual inaccuracies, omissions and assumptions undermine confidence in the document.

Key themes raised by Members include:

Public Toilets

The lack of accessible public toilets is viewed as one of the most significant barriers to increasing footfall, dwell time and visitor numbers. Members are extremely concerned that this issue is only referenced once and is not prioritised. Councillors are clear that public toilets, particularly at the Bus Station and within the heart of the town should be treated as a core facility and strategic priority, ahead of additional planting or cosmetic improvements.

Town Centre Activity and Usage

Members strongly disagree with suggestions that the Daniel Owen Square is underused. It hosts:

- A twice weekly street market
- A monthly Sunday Gathering Artisan Market (March-October)
- Numerous Town Council led events including Live on the Square, commemorations and the Christmas Light Switch on to name a few.

The square already functions as a key events and market space. Concerns were raised about maintenance issues, filming permissions and the poor functionality of the existing stage canopy.

Retail, Vacancy Rates and Accuracy

Councillors acknowledge that Mold continues to perform better than many comparable towns in terms of vacancy rates. However, Members noted that in recent months several larger, prominent units on the High Street have come vacant, which has had a visible impact on the town centre. Councillors are clear that keeping units occupied should always be a priority, particularly where vacancies are in key locations.

Members would like to see a stronger focus on attracting a broader and more resilient mix, including children's clothing, menswear and womenswear, footwear, home wear and gifting. A suggestion was made to develop a business facing promotional leaflet aimed at prospective occupiers, showcasing Mold's strengths, footfall, events programme and positive testimonials from existing independent traders to help attract and retain businesses.

Factual Corrections and Omissions

Members highlighted several inaccuracies and gaps, including:

- Incorrect distances to Chester and Wrexham (Mold is 14.7 miles from Chester not 10 and 11.7 miles from Wrexham not 16 unless you go to Chester to go to Wrexham)

- Reference to figures that do not exist in the document (Page 46 The narrative mentions figures 1, 2 and 3 - There is no figure 3 in the report)
- Vaughn Davies menswear listed despite being closed.
- Inconsistent naming of restaurants.
- No reference to the Indoor Market (Open 6 days a week).
- No mention of Guided Walks Programme or wider community events
- Lack of recognition of existing gateway signage and Tourism Information panels in the Town.
- Incorrect implication that Bailey Hill is inaccessible.

Transport, Cycling and the Bus Station

The Bus Station is identified as a major, under utilised transport hub in urgent need of modernisation, live travel information and toilet facilities. Statements regarding cycle friendliness were challenged, Members referencing ongoing discussions with FCC officers regarding the Rhydymwyn – Broughton cycle route and Tyddyn Street resurfacing.

King Street Development

Councillors emphasise that any discussion around the potential development of a hotel on the King Street site must be considered in the wider context of hotel provision across Mold, not solely within the immediate town centre. Members note that the redevelopment of the former Dolphin site is expected to deliver additional hotel accommodation in due course, and the future development of the County Hall site may also present opportunities for hotel use. Councillors are mindful of the need to avoid overprovision that could undermine the viability of existing accommodation, particularly the Beaufort Park Hotel, which provides important local employment. Any future consideration of hotel development should therefore be informed by a clear assessment of need, demand and wider impacts on existing businesses within the town and surrounding area.

Mold has already experienced significant development of flats and apartments in recent years. Given the site's close proximity to the bus station and its central location, Members suggest that this area may be better suited to delivering modern retail units or additional leisure uses, rather than further residential development. Councillors also highlighted a clear lack of entertainment and leisure facilities for young people within the town, and consider this an important gap that future development should seek to address.

Members also disagree with criticism of the existing safety barriers at the Cross and the King Street/Earl Road crossroads, noting that these measures are in place to direct pedestrians towards formal crossing points and are important for public safety.

Green Spaces and Connectivity

Councillors strongly support better promotion and signage for Maes Bodlonfa Park, Kendrick's Field and wider green infrastructure, including opportunities for biodiversity enhancement, improved entrances, walking routes and links into the town centre.

Overall View

While Members support the principle of place-making, there is concern that the current draft focuses heavily on narrative and visual presentation while failing to prioritise basic facilities and practical interventions that would deliver real impact. This feedback is provided constructively and in the spirit of ensuring the Mold Place Making Plan is accurate, ambitious and genuinely reflective of the town and its needs.

Members welcome the opportunity to discuss the full draft in person once available and to better understand how this work will translate into funded, deliverable actions.

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 | Uned 10, Canolfan Daniel Owen
Flintshire | Sir y Fflint
CH7 1AP
Phone | Ffôn: 01352 751819
Website | Gwefan: www.moldtowncouncil.org.uk
Wales' first Cittaslow town | Tref Cittaslow gyntaf Cymru

This email and any attachments are confidential and intended for the named recipient only.
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 personol 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 personol 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: Karen Whitney-Lang <~~[REDACTED]~~>

Sent: 20 January 2026 21:00

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

Cc: ~~Charlotte Wilcock <Charlotte.Wilcock@flintshire.gov.uk>, Emily Warran <Emily.Warran@flintshire.gov.uk>~~

Subject: Place Making Plan for Mold: opportunity to provide initial feedback by 2/2/2026

Good evening, Jo.

As you will be aware, work has been progressing to develop a Place Making Plans for seven town across Flintshire. Five of seven plans have now been approved by Flintshire County Council's Cabinet and the final two for Mold and Flint are well under development.

I am e-mailing you to provide an update and to provide an update for your members to provide early feedback on the emerging priorities identified for inclusion in the Place Making Plan for Mold.

I would particularly welcome feedback in relation to the proposed vision, aims, objectives and the six priorities outlined in the attached document.

(Please ignore the inconsistent page numbers on the attached which at this stage comprises a selection of pages from a fuller document which is being developed and designed currently).

I would be grateful if the attached could be shared with your members and any feedback on behalf of Mold Town Council collated by no later than 10am on Monday 2nd February 2026 via e-mail to: regeneration@flintshire.gov.uk.

For your information and awareness, Flintshire County Councillors have also been invited to provide early feedback regarding the attached document.

I have also gathered some early feedback on the attached from attendees of the People and Place Groups which are part of the Flintshire Place Making Plan governance structure, and one additional (seventh) priority/

focus around social needs, community activism and well-being for Mold has been identified, which we're working on currently.

Feedback received by the 2nd February 2026 will be reviewed and used to inform the content for the Mold Place Making Plan. Online and in-person public consultation opportunities regarding the Mold Place Making Plan will run from late February to Mid-March 2026. More information will be shared with Mold Town Council about the consultation dates and venues and range of PR to encourage local participation nearer the time.

There will be a further opportunity for members of the Town Council and County Councillors to review the full draft Place Making Plan document once the full draft document is finalised.

For towns across Flintshire that now have completed Place Making Plans, it has been useful to meet with Members of the Town Council to review the final draft Place Making Plan documents and discuss any final feedback before the final draft is presented to the County Council's overview and scrutiny committee and Cabinet.

I would welcome the opportunity to hold a one-off meeting with you and your members to discuss the final draft in within the coming weeks. Are there any key dates/ times that would be convenient for this?

Kind regards,
Karen

Rheolwr Adfywio | Regeneration Manager
Tîm Adfywio | Regeneration Team
Gwasanaeth Menter ac Adfywio | Enterprise and Regeneration Service
Portffolio Lle a Thwf | Place and Growth Portfolio
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Cofnodi a thracio eich ymholiadau i'r Cyngor drwy 'Fy Nghyfrif' - ymwelwch â www.siryfflint.gov.uk/fy-nghyfrif am ragor o wybodaeth neu os hoffech chi gofrestru.

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Rydym yn gweithio'n hyblyg yn Cyngor Sir y Fflint – felly, er ei fod yn addas i mi e-bostio nawr, nid wyf yn disgwyl ymateb na gweithred y tu allan l'ch oriau gwaith eich hun.

At Flintshire County Council we work flexibly – so whilst it suits me to email now, I do not expect a response or action outside of your own working hours.

I gael rhagor o wybodaeth o ran sut yr ydym yn prosesu eich gwybodaeth ewch i

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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, rhowch wybod i'r anfonwr a dileu'r e-bost.