

MOLD TOWN COUNCIL

Minutes of the Meeting of Mold Town Council held at the Town Hall on Wednesday 9th November 2005.

PRESENT:

Councillors: Ray Dodd (Mayor), Chris Bithell, Carolyn Cattermoul, Tony Cattermoul, Geoff Darkins, Bryan Grew, Robin Guest, Carol Heycocks, Stephanie Hulley, Joyce Jones, Phill Lloyd, Andrea Mearns and Ken Williams with the Clerk and Finance Officer and Town Centre Manager.

APOLOGIES FOR ABSENCE:

Councillor Jack Laing.

90. DECLARATIONS OF INTEREST

There were no declarations of interest.

91. PLANNING APPLICATION - EXTENSION TO BROUGHTON SHOPPING PARK, BROUGHTON

The Town Council considered the planning application for the extension to Broughton Shopping Park and the two previously circulated retail studies prepared for the developer and Flintshire County Council.

Members noted the differing views expressed in the two retail studies, but also that both had recognised the existing Broughton Shopping Park had impacted upon Mold Town Centre. Members expressed differing views, some believing that any expansion at the Shopping Park could affect the viability of Mold and supporting the views of the consultants for the County Council that the need for the development had not been justified. Other Members believed that the proposal would have little impact upon the Town and that it would be preferable for the development to proceed at Broughton rather than be lost to another area.

The Town Centre Manager highlighted the retailers who were to locate at the Broughton Shopping Park and advised that it would be unlikely for any of them to relocate to Mold. He stressed that whatever decision is made on this planning application, it is vital that Mold itself has to respond to provide the customers with what is wanted, in an improved environment.

It was proposed that the Town Council objects to the planning application because:

- a) The extension is likely to have a detrimental effect upon the viability of Mold Town Centre and its retail base;
- b) The proposal will have detrimental environmental effects increasing the mileage of private car users and consequently congestion and vehicle emissions; and

- c) It is considered that the Broughton Shopping Park is an out-of-town shopping location and current guidance rejects further developments and extensions due to their impact upon their neighbouring town centres.

Resolved: It was resolved that the Town Council objects to the planning application for the reasons outlined above.

Note: Councillors Chris Bithell and Andrea Mearns abstained from voting.

92. PLANNING APPLICATION - FORMER ARRIVA AND COUNCIL DEPOTS, CHESTER ROAD

The Town Council considered the planning application for the development of a Homebase Store on the site of the former Arriva and County Council Depots, Chester Road. It was noted that outline planning permission had been given for the development and that this application provided the proposed detailed designs.

The Town Council supported the scheme in principle although Members expressed some disappointment at the design and finish of a building that would be occupying a very prominent site at one of the entrances to the Town.

In supporting the proposal, the Council agreed to make the following observations in addition to that concerning the design of the building itself:

a) It is felt that there will need to be markings on Chester Road leading to the new traffic roundabout to ensure that drivers are clear about their positioning on the road when approaching the roundabout, for their exit. Whilst there will be a newly designed and larger roundabout, it is strongly felt that guidance will be needed for drivers to avoid difficulties at the roundabout itself;

b) The pavements in the vicinity of the new store need to be of sufficient width and with appropriate crossings to accommodate disabled users. The opportunity should be taken, if possible, to increase the width of the pavement on the southern side of Chester Road whilst the development is underway; and

c) Any glass frontage to the buildings should be kept clear of advertisements and other notices.

Resolved: It was resolved that the Town Council support the proposal but forward the observations detailed above to the County Council.

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

MOLD TOWN COUNCIL	DATE: 9th November 2005
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MEMBER	ITEM	MINUTE NO. REFERS
	None	

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