

# MOLD TOWN COUNCIL

Minutes of the Special Meeting of Mold Town Council held at the Town Hall on Wednesday 19<sup>th</sup> November 2008.

## PRESENT:

Councillors: Andrea Mearns (Mayor), Chris Bithell, Carolyn Cattermoul, Ken Corbett, Geoff Darkins, Robin Guest, Carol Heycocks, Joyce Jones, Tim Maunders with the Clerk and Finance Officer.

## APOLOGIES:

Councillors: Tony Cattermoul, Geoff Collett, Ray Dodd, Bryan Grew, Stephanie Hulley, Sheila Powell and Ken Williams

## 87. DECLARATIONS OF INTEREST

There were no declarations of interest expressed.

## 88. PLANNING APPLICATION 044838 / 045598 - ERECTION OF TWO NEW RETAIL UNITS AND ASSOCIATED WORKS, LAND AT DENBIGH ROAD AND MILFORD STREET, MOLD CH7 1LB

The Council noted that the new planning application, reference 045598, is identical to the original application, reference 044838, on which comments had been made earlier in the year. The original application is now to be determined by the Planning Committee at its meeting on 26<sup>th</sup> November 2008 and Members considered the report of the Acting Chief Planning Services Officer that will be presented to the Planning Committee.

The Clerk advised of discussions held earlier in the day with the agent who is actively marketing the former Kwik Save site and who informed that he would be willing to consider the option of a food retailer despite earlier indications that this type of development would not be permitted on the site.

**Resolved:** It was resolved that:

88.1 The Town Council should advise the County Council of its objections to the application for the erection of two new retail units and associated works on land at Denbigh Road and Milford Street, Mold for the reasons detailed below. It was also agreed to send a copy of the reasons for objection to individual Members of the County's Planning Committee and to 'Mold 2000':

a) The Town Council notes that differing approaches have been adopted by RTP and Savills in determining the quantitative need for additional convenience floorspace in the Town. It also notes that the Planning Officer is of the view that "it is a question of fine balance in judging the difference in methodologies and retail expenditure levels". The Town Council, in recognising that the different consultants take differing stances, acknowledges that it may be a fine balance but strongly believes that the balance should fall on the side of caution

in support of the consultants who have actually undertaken a major and in-depth survey of Mold and within recent months;

b) The Town Council remains of the view that any additional provision will impact upon other retailers in the Town Centre, both in terms of sales and potentially with staff employed. With a concentration of convenience goods stores on the northern side of the Town, Members are worried that there could be an adverse impact upon the existing Somerfield Store that could be detrimental to residents and users on the southern and western side of the Town. In addition reference was made within the recent Healthchecks study that there was no need to amend the Town Centre boundary for retail purposes and that in one of the other Towns the centre is too large and in decline. The Town Council is concerned that to allow this development will inevitably result in the boundary being extended when this is considered to be unnecessary and an erosion of the Town Centre;

c) Despite the fact that the question of quantitative need is finely balanced, the Town Council is of the view that the application does not satisfy the sequential approach to site selection. Reference is made within the applicants Planning Statement that the Former Kwik Save site at Chester Road “is significantly larger than the area required to accommodate the development proposed as part of this application. The cost of acquiring the site given its size and the residual space that would remain .... is likely to untenably affect the overall vitality and viability of the scheme. The former Kwik Save unit is currently being marketed as a short term rental opportunity and is not available to accommodate the proposed development. In addition, the wider site has recently been acquired by a development company. Accordingly, it is not available to our client as an alternative to the application site to accommodate part or all of the proposed development”.

The Town Council understands that the former Kwik Save site is now being marketed as ‘The Mold Retail Park’ for general retail use with units ranging from 3,541 to 22,796 sq ft and whilst there may be a covenant preventing the disposal to another supermarket, the agent has indicated that this could be lifted. Indeed, he indicated that he would be willing to talk to food retailers about the former Kwik Save units.

The former Kwik Save site is within the recognised boundary of the Town Centre and as such, the Town Council believes that the sequential approach to site selection has not been satisfied by the applicant;

d) The Town Council is of the view that a retail development is inappropriate in an area that, with recent developments off the Denbigh Road and the likely future development of the existing football field the area on the northern side of Denbigh Road, other than for the garage and the clinic, is solely residential;

e) The Town Council remains of the view that the access to the proposed development is inadequate. The highway is a busy road with queues, on occasions, reaching back from the traffic roundabout past the point of the proposed access and it is felt that these difficulties will be compounded with retail provision on the site.

88.2 In the event that the County Council is minded to grant approval for the development, the Town Council considers that the following issues should be addressed and included within any permission granted:

- a) The applicant's offer to restrict the goods to be sold should be accepted;
- b) The provision of rising bollards should be included at the entrance to the site in order to prevent access to the car park after the store has closed;
- c) Restrictions should be placed on the hours of opening and servicing of the stores; and
- d) The removal of the compactor from the service yard and an increased distance of the service yard from resident's properties.

Note: Councillor Chris Bithell did not vote on this application.

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

<b>MOLD TOWN COUNCIL</b>	<b>DATE:</b> 19 <sup>th</sup> November 2008
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<b>MEMBER</b>	<b>ITEM</b>	<b>MINUTE NO. REFERS</b>
None		

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