

MOLD TOWN COUNCIL

Minutes of the Meeting of Mold Town Council held at the Town Hall on Wednesday 28th May 2008.

PRESENT:

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

APOLOGIES:

Councillors: Stephanie Hulley and Sheila Powell.

16. INAUGURATION OF MAYOR 2008 / 09

The Deputy Mayor took the Chair for the start of the meeting and asked the former Mayor, Councillor Joyce Jones, to present the chain of office to the newly elected Mayor, Councillor Andrea Mearns. The Mayor then took the Chair, thanking the Council for the honour bestowed on her and acknowledging the large amount of good work undertaken on a voluntary basis by Members.

17. DECLARATIONS OF INTEREST

Declarations of interest were made as detailed at the end of these minutes.

18. MAYOR'S ANNOUNCEMENTS

There were no announcements.

19. MINUTES

Resolved: It was resolved that:

- a) The minutes of the meeting of the Council held on 30th April 2008 be received and approved; and
- b) The minutes of the Annual Meeting of the Council held on 14th May 2008 be received and approved subject to minutes 4 – 6 being amended to reflect the presentation to former Councillor Jack Laing.

20. MATTERS ARISING

20.1 Minute 153 'Policing Matters' – Inspector Alun Oldfield attended the meeting to update the Council on the appointment of the Police Cadets. He referred to the selection process and advised that there would be a presentation evening for the Cadets and the sponsoring organisations. Inspector Oldfield advised that he would wish the Cadets to become involved in community environmental projects. He suggested that the Council liaises with the Community Beat Manager on this matter.

20.2 Minute 155.1 'Sustainable Travel Town' – The Mayor reminded Members to respond by the end of the month.

21. CORRESPONDENCE

The following items of correspondence were considered:

21.1 The Council noted the correspondence from the Public Services Ombudsman advising that he has decided not to investigate complaints against Councillors Chris Bithell and Bryan Grew in relation to comments made within meetings about the proposed skateboarding facility.

21.2 The Council noted the letters of objection from residents living near to the proposed development of two retail units on Denbigh Road and agreed to consider the comments when discussing the planning application.

21.3 The Council considered the invitation to attend a 'County Council Emergency Planning Update for Community Councils' on Thursday 19th June 2008 and agreed that the Mayor and Clerk should attend.

21.4 The Council noted the correspondence from Flintshire County Council advising of the adoption of Kenstone Close as a public highway.

21.5 The Council noted receipt of the notes of the Flintshire Fairtrade Coalition meeting held on 31st March 2008.

21.6 The Council considered the correspondence from One Voice Wales regarding the Annual Conference and AGM to be held on 11th October 2008. It was agreed that Councillors Bryan Grew and Tony Cattermoul should represent the Council. It was also agreed to re-submit last years suggested motion for debate together with any other referred to the Clerk. It was agreed that the Mayor should select the motion for submission in the event of more than one additional motion being suggested.

Resolved: It was resolved that the actions set out above be approved.

22. CONSULTATION PAPER: PROPOSALS TO CHANGE THE STRUCTURE OF THE NHS IN WALES

The Council noted receipt of the previously circulated consultation paper. It was agreed that the Mayor and Councillor Robin Guest should attend the consultation event and that a subsequent meeting be held to prepare a response on behalf of the Council.

Resolved: It was resolved that the Council be represented at the consultation event and that subsequently the Mayor and Councillors Chris Bithell, Ken Corbett, Robin Guest and Carol Heycocks respond on behalf of the Council.

23. PRINCIPLES OF GOOD ADMINISTRATION AND PRINCIPLES FOR REDRESS

Resolved: It was resolved to note receipt of the documents from the Public Services Ombudsman.

24. LOCAL VISION – STATUTORY GUIDANCE ON DEVELOPING AND DELIVERING COMMUNITY STRATEGIES

Resolved: It was resolved to note receipt of the document from the Welsh Assembly Government.

25. DRAFT RIGHTS OF WAY IMPROVEMENT PLAN

Resolved: It was resolved that the Planning Committee of the Council consider the Plan and respond on behalf of the Council.

26. RECYCLING BINS

The Council considered the siting of the mini recycling bins within the Town Centre. Whilst supporting the proposal to locate one set of bins in the bus station, Members felt that the other suggested site, at Love Lane car park, would not be appropriate, being too far away from the Town Centre.

It was suggested that Flintshire County Council's Environment and Regeneration Directorate be asked to investigate the possibility of siting the second set of bins on the pavement alongside Y Pentan. This suggested site is considered to be centrally located and sufficiently wide enough to house the bins.

Resolved: It was resolved to respond accordingly.

27. SKATEBOARDING FACILITY

The Council noted that the planning application for the provision of skateboarding facilities on Kendricks Field had been submitted and was now out for consultation.

The Clerk advised that the Environment Agency had written asking that a flood consequence assessment be undertaken and that the planning application be deferred until that assessment had been submitted. The Clerk also advised that on receipt of further information from the Environment Agency he would report back to the Council with details of what is required.

Resolved: It was resolved the report be noted and that the Clerk pursue the matter of the flood consequence assessment.

28. NOTICES OF MOTION

28.1 On the proposal of Councillor Sheila Powell it was agreed to ask Flintshire County Council to undertake resurfacing of West View / Bryn Garmon and Hillside Crescent (close to the junction with Gwernaffield Road).

28.2 On the proposal of Councillor Sheila Powell it was agreed to ask Flintshire County Council to consider the provision of a pedestrian crossing on Clayton Road, as part of the proposed development of the extra care housing facility at Jasmine Crescent, Mold.

28.3 On the proposal of Councillor Ken Williams it was agreed to ask Flintshire County Council to allow car-parking tickets to be transferable between the car parks in the Town.

28.4 On the proposal of Councillor Ken Williams it was agreed to ask Flintshire County Council to increase the size of the wording 'No change is given' or to give it greater prominence on the car parking meters in the Town's car parks.

28.5 On the proposal of Councillor Chris Bithell it was agreed to re-establish the group of councillors that previously looked at the matter of derelict sites in the Town with a view to resolving the problems of the derelict sites around the Town.

28.6 On the proposal of Councillor Stephanie Hulley it was agreed to ask Flintshire County Council to extend the length of the double yellow lines in Wood Green in order to prevent drivers parking too close to the junction with Chester Road.

28.7 On the proposal of Councillor Stephanie Hulley it was agreed to ask Flintshire County Council to resurface the entrance to the Town Hall car park.

Resolved: It was resolved that the actions identified be taken.

29. PLANNING APPLICATIONS

The Town Council considered the following applications, including two new applications:

29.1 PGL/044838 – Erection of two new retail units and associated works, land at Denbigh Road and Milford Street. The Council agreed to object to this application considering that:

- a) Whilst there is a garage to one side of the proposed development, this area forms part of what is now a residential area of the Town and the proposal would therefore, impact upon neighbouring residents. It is felt that the proposal will have a detrimental effect upon the quality of life of the neighbouring residents due to size and nature of the development, the servicing arrangements and the siting of the compactor;
- b) The applicant has overstated the need for such a development and failed to acknowledge the recent closures of retail shops selling convenience goods that suggest an already over-provision;
- c) The recent Town Centre Healthchecks, undertaken on behalf of the County Council, will provide more detailed information on the need for additional floorspace for convenience goods but it is felt that the initial view reflects an already full demand or over-provision within the Town;

d) Any additional provision will inevitably result in the displacement from existing retailers with a similar displacement occurring with those employed in the units. This would not therefore, enhance the range of retail offer nor the number of new employment opportunities in the Town;

e) The applicant has not satisfied the sequential approach to site selection. Reference is made to the development site being 'less than 300 metres from Mold's Core Retail Area' but there is already the Kwiksave site within the 'Town Centre Boundary' and part of which could be used to accommodate a development of the size proposed. It is felt that this development would be 'cut-off' from the retail core of the Town and indeed, separated from the other retail sites on the edge of Town; and

f) The access arrangements to the site are inappropriate. The highway is a busy road with a road junction, car park access and egress and traffic roundabout within close proximity to the suggested access point.

29.2 LEJ/044864 – Proposed erection of a single storey rear conservatory, 73 Parc Hendy – no objections.

29.3 ADW/044905 – Erection of a two storey and a single storey extension to the rear and side elevations, Shibumi, Wrexham Road – no objections.

29.4 KYT/044934 – Parking of a taxi / private hire vehicle, 48 Queens Park – no objections.

29.5 DGJ/044752 – Erection of a new building for use as a psychiatric hospital and / or as a care home and / or for the provision of residential accommodation in each case with treatment and care including rehabilitation, Rhyd Alyn Nursing Home, Argoed Hall Lane, Mynydd Isa – no objections subject to the category of patients accommodated within the proposed development being the same as those within the existing Delfryn complex.

29.6 KYT/044979 – Erection of a single storey rear kitchen extension and conservatory, Tegfan, Woodlands Road – no objections.

29.7 CZR/044977 – Change of use to include retail and office, Shop 2, St. David's Buildings, Earl Road – no objections.

29.8 KYT/044892 – Proposed single storey extension to rear of property, 65 Ffordd Pentre – no objections.

29.9 BMK/045010 – Erection of a new garage, utility room, kitchen and sun lounge, Portsmede, Ruthin Road – no objections.

29.10 BMK/045019 – Renewal of planning permission (ref: 041428) to allow the siting of 1 no. temporary classroom unit with toilet facilities, Ysgol Delyn, Alexandra Road – no objections.

Resolved: It was resolved that the observations set out above be forwarded to Flintshire County Council.

30. MEETINGS ATTENDED

30.1 Councillor Bryan Grew reported on his attendance at a meeting of the Flintshire / Wrexham branch of One Voice Wales and advised that he had been nominated to serve on the Flintshire Standards Committee.

30.2 Councillor Chris Bithell reported on his attendance at the recent meeting of the Flintshire Local Health Board's Estates Committee when it was noted that another site was now being considered for the development of the new primary health care facility.

31. ACCOUNTS / PAYMENTS

The Council considered the schedule previously circulated and noted that expenditure complied with the statutory powers available to local councils.

Resolved: It was resolved that the schedule of payments be approved.

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

MOLD TOWN COUNCIL	DATE: 28th May 2008
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MEMBER	ITEM	MINUTE NO. REFERS
Councillor Tony Cattermoul	Planning Application KYT/044892	29.8
Councillor Carolyn Cattermoul	Planning Application KYT/044892	29.8