

# MOLD TOWN COUNCIL

Minutes of the Meeting of Planning Committee held by Video conferencing at 5.00pm on Monday 23 November 2020.

**PRESENT:** Bryan Grew (Chair), Teresa Carberry (Mayor), Brian Lloyd, Andrea Mearns and Anthony Parry  
Officer: Ian Jones, Town Clerk and Finance Officer.

Two members of the public

**APOLOGIES:** Cllrs Sarah Taylor (Deputy Mayor) Geoff Matthias and Gareth Williams.

## **Public Speaking Time**

Prior to the commencement of the meeting, the Chair gave the two members of the public present an opportunity to speak and comment on the items that were on the agenda for the Committee to consider. These comments were directed towards planning application no. 061994.

The Chairman thanked the members of the public for their input.

## **20. DECLARATIONS OF INTEREST**

Councillor Brian Lloyd declared a personal family interest, in planning application no. 061987.

Councillor Anthony Parry declared a personal interest, as a neighbour, in planning application no. 061948.

## **21. MINUTES**

**RESOLVED:** That the Minutes of the meeting held on 26 October 2020 be approved as a correct record.

## **22. PLANNING APPLICATIONS**

The Committee considered the following applications:

(a) Ref: 061925

Proposal: A single storey extension to be built off the side of the house and to be connected to the existing detached garage/utility room. The extension will provide an enlarged family lounge with internal access to the utility room.

Location: 16 Rhodfa Mynydd, Mold, Flintshire, CH7 1GQ

No objections, however the garage is not detached and it is assumed that the adjoining property has had an opportunity to comment.

(b) Ref: 061948

Proposal: Application for approval of reserved matters following outline approval. (055944)

Location: The Coach House, Bryn Coch Lane, Mold, Flintshire, CH7 1QH

No objections.

(c) Ref: 061890

Proposal: Single Storey side extension

Location: 1 Moel Ganol, Mold, CH7 1TY

No objections.

(d) Ref: 061789

Proposal: Proposed Extension & Alterations

Location: 8 Cwrt Rhyd Galed, Mold, Flintshire, CH7 6QG

No objections.

(e) Ref: 060753

Proposal: Development of a cabin

Location: Clywedog, 18a Hafod Park, Mold, Flintshire, CH7 1QN

No objections.

(f) Ref: 062030

Proposal: Fell 1No. Highclere Holly, Prune 1No. Common Yew and 1No. Monkey Puzzle

Location: 2 Parc Plas Aney, Off Hendy Road, Mold, CH7 1NN

No objections.

(g) Ref: 061741

Proposal: Demolition of garage to side of existing dwelling, introduction of new access road to rear with passing places and 2 no. detached dwellings together with associated works

Location: Saddle Stones, 62 Hendy Road, Mold, Flintshire, CH7 1QR

Objection on the following grounds:-

- The proposed road is narrow and would be very close to the neighbour's boundary at 60 Hendy Road., Concern that emergency and other large vehicles would not be able access.

- Material consideration – Density and layout of the development represents over-development of the site, particularly in comparison with other buildings in the locality.
- It could also be construed as backland development and could set a precedent for similar applications if approved.

(h) Ref: 061987

Proposal: Change of use of first floor accommodation (currently classed as A1) to a residential apartment (Class C3)

Location: The Grundig Centre, 53 High Street, Mold, Flintshire, CH7 1BQ

No objections.

(i) Ref: 061994

Proposal: Erection of residential development comprising of a variety of one, two, three and four bedroom homes, together with associated public open space and infrastructure including a new link road between Gwernaffield Road and Denbigh Road to enable Pool House Lane to become a dedicated bicycle and pedestrian route in part

Location: Land to the North of Gwernaffield Road, Mold

Objections on the following grounds: -

- (i) over-development of the site with too many units;
- (ii) development is not in accordance with the adopted Mold Town Plan, which indicates development should only take place on part of the site;
- (iii) concern about the increased traffic flows –both on the Denbigh Road and Gwernaffield Road. Road traffic surveys should be considered;
- (iv) concern about future maintenance of roads, paths, play area and flood alleviation measures
- (v) flooding is a concern and the extra water flows generated by such a development could lead to flooding in the town centre, run off is into the River Alyn, estimates of excess water should be provided;
- (vi) the LDP has not yet been approved and the UDP did not identify this site for housing;
- (vii) the Town Council respectfully asks the Planning Authority to hold a site visit to appreciate the likely issues and contours of the land.
- (viii) concern is expressed about the proposed link road as it would bisect this large residential settlement and likely to become well used including HGV's and the like, thus would present a danger to residents and pedestrians; and
- (ix) with the emerging guidance from Welsh Government and LDP's, some consideration should be given to renewable energy sources such as solar, hydro or anaerobic digestion systems;

(j) Ref: 062016 (Mold Town Council application)

Proposal: Erection of 2 No CCTV columns with cameras  
Location: Bailey Hill, Pwll Glas, Mold

No comment.

(k) Ref: 061730  
Proposal: *Listed Building Application - Demolition of single storey buildings and refurbishment and extension to the rear of the building.*  
Location: *Dolphin Inn, 86-88 High Street, Mold, Flintshire, CH7 1BH*

*Deferred until the next meeting.*

(l) Ref: 061729  
Proposal: *Demolition of single storey buildings and refurbishment and extension to the rear of the building.*  
Location: *Dolphin Inn, 86-88 High Street, Mold, Flintshire, CH7 1BH*

*Deferred until the next meeting.*

(m) Ref: 062087

Proposal: Proposed change of use of existing shop/storage space to provide 2no. 2 bedroom flats  
Location: 6-8 New Street, Mold, CH7 1NZ

No objections, however it was noted that bin storage area was not allocated for these two flats.

(n) Ref: 062079

Proposal: Change of use of existing offices to 9 residential apartments including creation of bin store and private terraces  
Location: Ambrose Lloyd Centre, Wrexham Street, Mold, Flintshire, CH7 1NR

No objections, although details on services are sparse eg the introduction to the site of nine new residential water supply, sewerage and drainage requirements.

**RESOLVED:** That

- (i) the above comments be forwarded to Flintshire County Council; and
- (ii) the date of the next meeting be brought forward by several days so it does not fall within Christmas week.

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

<b>PLANNING COMMITTEE</b>	<b>DATE: 23 November 2020</b>
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<b>MEMBER</b>	<b>ITEM</b>	<b>MINUTE NO. REFERS</b>
Councillor Brian Lloyd	personal family interest, in planning application no. 061987.	20
Councillor Anthony Parry	personal interest, as a neighbour, in planning application no. 061948.	20

Chair's signature: ..... Date: .....

WORD/MINUTES/PLANNING