

MOLD TOWN COUNCIL

Minutes of the Meeting of Planning Committee held by Video Conferencing on 24th October 2022.

PRESENT: Cllrs Sarah Taylor (Chair), Haydn Jones (Mayor), Teresa Carberry (Deputy Mayor), Geoff Collett, Bryan Grew and Tina Claydon.

Officer: Helen Belton, Town Clerk and Finance Officer.

APOLOGIES: Cllr Pete Dando

ABSENT: None

19. DECLARATIONS OF INTEREST

None

20. MINUTES

RESOLVED: That the Minutes of the meeting held on 28 September 2022 be approved as a correct record.

21. PLANNING APPLICATIONS

The Committee considered the following applications:

(a) PLANNING APPLICATION CONSULTATION - Ref No: FUL/000503/22

PROPOSAL: rear single storey extension to provide additional storage space to shop premises

LOCATION: 62 Store Rear Of, High Street, Mold, CH7 1BH

No objection.

(b) PLANNING APPLICATION CONSULTATION - Ref No: FUL/000498/22

PROPOSAL: change of use from motor vehicle service and parts sales to class a1 sandwich shop & bakery and class a3 (cafe / restaurant/ hot food takeaway) along with external works to refurbish and extend the existing unit, reconfigured car park, external seating, acoustic barrier and associated works

LOCATION: Checkpoint Motor Accessories, Chester Road, Mold, Flintshire, CH7 1UF

The members of Mold Town Council planning committee have reviewed the proposal for the modification and extension to the current check point garage to accommodate a KFC and a Greggs food outlet. We have no objections to

the extension to the building itself, although signage will need careful consideration. We welcome any business premises being brought back into use and the employment opportunities that this brings however, we have concerns and objections over the following aspects of the submission

1. The highway network. As local members we have already had complaints about the exiting from the retail park site particularly if you want to turn right. There have been numerous complaints on social media and in person to councillors about this junction.

The council believes that the current layout of the highway is insufficient to cope with the extra vehicle movements that will be generated. Consideration needs to be given as to the installation of traffic lights, the positioning of the pedestrian crossing and the proximity to the existing Tesco roundabout.

2. Parking. It is our belief that the provision of only 13 parking spaces, including 3 disabled spaces will be insufficient for the footfall to the site.

3. Opening hours. We note from the application that one enterprise is requesting a 10pm closing time and the other at midnight. We object to the 11.59pm closure time as this will generate traffic in an area with housing close by, the noise and traffic movement at that time of night will disturb existing residents. Opening hours to midnight also tends to attract anti-social behaviour.

The council objects to aspects of the application.

(c) PLANNING APPLICATION CONSULTATION - Ref No: FUL/000516/22

PROPOSAL: Proposed side extension of existing double garage to form a new Garden Room

LOCATION: 5 Ffordd Glyn, Mold, Flintshire, CH7 1GZ.

No objection.

(d) PLANNING APPLICATION CONSULTATION - Ref No: LDP/000522/22

(possibly not needed)

PROPOSAL: rear extension permitted development. The application is being assessed as to the requirement for further information to be submitted.

LOCATION: 7 Ffordd Glyn, Mold, Flintshire, CH7 1GZ.

No objection.

RESOLVED: That the above comments be forwarded to Flintshire County Council.

Meeting Closed: 6.15pm.

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

PLANNING COMMITTEE	DATE: 24/10/22
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MEMBER	ITEM	MINUTE NO. REFERS

Chair's signature: Date:

WORD/MINUTES/PLANNING