

MOLD TOWN COUNCIL

Minutes of the Planning Committee Meeting held by Video Conferencing on 2nd June 2025

PRESENT: Councillors Paul Beacher ((Mayor), Joanne Edwards (Deputy Mayor), Haydn Jones, Brian Lloyd and Sarah Taylor.

Officer: Jo Lane, Town Clerk and Finance Officer

APOLOGIES: None

ABSENT: Councillor Richard Clarke

1. CHAIR OF PLANNING COMMITTEE

It was **resolved** that Councillor Sarah Taylor be the chair of the Planning Committee for the municipal year 2025/26.

2. APOLOGIES

No apologies received.

3. DECLARATIONS OF INTEREST

None

4. MINUTES

It was **resolved** that the minutes of the Planning Committee Meeting held on the 6th May 2025 are agreed as a correct record.

5. PLANNING APPLICATIONS

To consider the following applications and any received before the meeting:

(a) PLANNING APPLICATION CONSULTATION - LDP/000368/25

PROPOSAL: Erection of a single storey rear extension, to include excavation, new internal ground floor construction, masonry wall construction, flat roof construction and general external and internal joinery, drainage etc. and all other works relating to, to completion.

LOCATION: 4, Ffordd Newydd, Mold, CH7 1GX

TARGET DETERMINATION DATE: 25 Jun 2025

[Citizen Portal Planning - application details](#)

No comments were made by the planning committee.

(b) PLANNING APPLICATION CONSULTATION - TPO/000335/25

PROPOSAL: Overall amenity style crown reduction of 1 x mature copper beech

LOCATION: 18, Bromfield Lane, Mold, CH7 1JL

TARGET DETERMINATION DATE: 10 Jun 2025

[Citizen Portal Planning - application details](#)

No comments were made by the Planning Committee.

(c) PLANNING APPLICATION CONSULTATION - FUL/000409/25

PROPOSAL: Erection of two storey extension to front of dwelling with new porch:
Erection of single storey extension with rooflights to rear.

LOCATION: Tanglewood, Gwernaffield Road, Mold, CH7 1RQ

TARGET DETERMINATION DATE: 04 Jul 2025

[Citizen Portal Planning - application details](#)

No comments were made by the Planning Committee.

(d) PLANNING APPLICATION CONSULTATION - FUL/000404/25

PROPOSAL: Proposed single storey rear extension to provide kitchen/dining area including outdoor seating space and all other works relating to.

LOCATION: 7 , Pen Y Bryn, Mold, CH7 1TL

TARGET DETERMINATION DATE: 07 Jul 2025

[Citizen Portal Planning - application details](#)

Comments: Although the extension is substantial, the plot is sufficiently large to accommodate it without adversely impacting neighbouring properties.

(e) PLANNING APPLICATION CONSULTATION - ADV/000433/25

PROPOSAL: 2 off non illuminated Fascia signs. 1 off externally illuminated projecting sign

LOCATION: 24, Flat 1, ST DAVIDS HOUSE, High Street, Mold, CH7 1AZ

TARGET DETERMINATION DATE: 17 Jul 2025

[Citizen Portal Planning - application details](#)

No comments were made by the Planning Committee.

(f) PLANNING APPLICATION CONSULTATION – FUL/000351/25

PROPOSAL: Installation of LED Flood Lights, equipped with cowls, on the main pitch

LOCATION: MOLD RUGBY CLUB, The Clubhouse, Chester Road, Mold, CH7 1UF

TARGET DETERMINATION DATE: 23 Jun 2025

[Citizen Portal Planning - application details](#)

No comments were made by the Planning Committee.

6. CORRESPONDENCE RECEIVED

- (i) Correspondence Case – FUL/000351/25 agenda item 5 (f)
- (ii) Correspondence Case – FUL/000409/25 agenda item 5 (c)
- (iii) Correspondence Case – FUL/000404/25 agenda item 5 (d)
- (iv) Email from Councillor Haydn Jones

Objections were received from Mold Town Council, Ward Councillor, Local County Councillor and neighbours.

A concern was raised regarding the decision-making process: given the volume of objections, it was questioned whether the application should have been referred to the Planning Committee rather than determined under delegated authority by the Planning Officer.

It was noted that the proposal was considered to be compliant with planning policy. In the absence of any breaches of policy, there were no valid planning grounds on which to refuse the application. Planning Officers retain delegated authority to approve such applications where no material planning reasons for refusal exist.

Meeting closed at 18.23pm.

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

PLANNING COMMITTEE	DATE: 02.06.2025
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MEMBER	ITEM	MINUTE NO. REFERS

Chair's signature: Date:

WORD/MINUTES/PLANNING JL