

MOLD TOWN COUNCIL

Minutes of the Planning Committee Meeting held by Video Conferencing on 9th February 2026.

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

Officer: Jo Lane, Town Clerk and Finance Officer

Absent: None

APOLOGIES:

50. APOLOGIES

None

51. DECLARATIONS OF INTEREST

None

52. MINUTES

It was **resolved** that the minutes of the Planning Committee Meeting held on the 9th February 2026 are agreed as a correct record.

53. PLANNING APPLICATIONS

To following applications were considered:

(a) PLANNING APPLICATION CONSULTATION - ADV/000099/26

PROPOSAL: Proposed sub-division of internal ground floor to create an A1 retail shop and an A3 coffee shop, with replacement fascia advertisement.

LOCATION: 12, New Street, Mold, CH7 1NZ

TARGET DETERMINATION DATE: 01 Apr 2026

No comments were made by the Planning Committee.

b) PLANNING APPLICATION CONSULTATION - FUL/000098/26

PROPOSAL: Proposed sub-division of internal ground floor to create an A1 retail shop and an A3 coffee shop, with replacement fascia advertisement.

LOCATION: 12, New Street, Mold, CH7 1NZ

TARGET DETERMINATION DATE: 01 Apr 2026

No comments were made by the Planning Committee.

(c) PLANNING APPLICATION CONSULTATION - FUL/000118/26

PROPOSAL: Subdivision of an existing ground one-bedroom flat to create a self-contained studio flat and a smaller one-bedroom flat.

LOCATION: 9 Gordon Terrace, King Street, Mold, CH7 1LD

TARGET DETERMINATION DATE: 09 Apr 2026

Members discussed the application and raised concerns regarding the lack of parking provision associated with the proposed development.

It was **resolved** that the Town Clerk submit comments to Flintshire County Council Planning highlighting the concerns regarding the absence of parking provision.

(d) PLANNING APPLICATION CONSULTATION - NMA/000177/26

PROPOSAL: Application for non-material amendment following planning permission FUL/000756/22 - Repositioning of glazed frame roofing system.

LOCATION: 70, Glan Aber, Bryn Awelon, Mold, CH7 1LU

TARGET DETERMINATION DATE: 27 Mar 2026

No comments were made by the Planning Committee.

(e) PLANNING APPLICATION CONSULTATION - FUL/000178/26

PROPOSAL: Demolition of existing garden room, erection of a single storey side extension and single storey rear extension, height to match existing roof level, internal modifications.

LOCATION: MAESBROOK, Gwernaffield Road, Mold, CH7 1RE

TARGET DETERMINATION DATE: 24 Apr 2026

No comments were made by the Planning Committee.

(f) PLANNING APPLICATION CONSULTATION - FUL/000193/26

PROPOSAL: Demolition of the existing former ATS building and erection of a new block of flats with soft landscaping and parking Existing - brickwork, metal roof Proposed - Cream brickwork, such as dusk multi brick colour, light grey composite cladding & light grey windows and doors, flat roof Site area - 837 m2

LOCATION: A T S EUROMASTER, Wrexham Road, Mold, CH7 1HS

TARGET DETERMINATION DATE: 29 Apr 2026

The proposal involves the demolition of the existing former ATS building and the construction of a three storey block of flats. The development would comprise of there two bedroom apartments, two one bedroom apartments and three studio apartments. A

residential property lies to the rear of the site, with access via the side of the existing building.

During discussion, Members raised concerns regarding insufficient parking for a three storey development and mentioned potential flooding issues. It was noted that the number of flats may be excessive for the site and questions were raised as to whether the scale and design are in keeping with the surrounding area. Members also observed that the proposed building would be significantly taller than the existing structure.

Despite these concerns, the principle of the development was welcomed.

It was **resolved** that the Town Clerk write to Flintshire County Council Planning to submit the Council's comments, reflecting the above considerations.

54. CORRESPONDENCE RECEIVED

- (i) Correspondence Case – FUL/000098/26 – agenda item 4(b)
- (ii) Correspondence Case – FUL/000045/26
- (iii) Correspondence Case – FUL/000118/26 – agenda item 4(c)
- (vi) Correspondence Case – ADV/000099/26

The Planning Committee had no comments on the above correspondence.

Meeting closed at 18.13pm

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

PLANNING COMMITTEE	DATE: 09.03.26
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MEMBER	ITEM	MINUTE NO. REFERS

Chair's signature: Date: