

MOLD TOWN COUNCIL

Minutes of the Planning Committee Meeting held by Video Conferencing on 1st June 2026

PRESENT: Councillors Joanne Edwards (Mayor), Pete Dando (Deputy Mayor), Richard Clarke, Brian Lloyd, Megan Lloyd Hughes and Sarah Taylor

Officer: Jo Lane, Town Clerk and Finance Officer

Also in Attendance: Cllr Bithell (non-Committee Member).

Absent: None

APOLOGIES:

1. CHAIR OF PLANNING COMMITTEE

It was **resolved** that Councillor Sarah Taylor would chair the Planning Committee for the 2026/27 municipal year.

2. APOLOGIES

Apologies were received from Councillor Haydn Jones.

3. DECLARATIONS OF INTEREST

None

4. MINUTES

It was **resolved** that the minutes of the Planning Committee Meeting held on the 5th May 2026 are agreed as a correct record.

5. PLANNING APPLICATIONS

To following applications were considered:

(a) PLANNING APPLICATION CONSULTATION - FUL/000369/26

PROPOSAL: Refurbishment and redecoration of elevations to include minor extensions incorporating a new entrance lobby in relocated position, replacement glazing and updated drive thru booths. Existing patio furniture to be refreshed with associated works to the site.

LOCATION: MCDONALDS RESTAURANTS LTD, King Street, Mold, CH7 1LA

TARGET DETERMINATION DATE: 30 Jun 2026

No objection.

It was **resolved** that comments be submitted to Flintshire County Council Planning requesting consideration be given to the provision of additional litter bins within the

vicinity of the site to help address ongoing littering concerns associated with the area and to support the cleanliness of the environment.

(b) PLANNING APPLICATION CONSULTATION - OUT/000240/26

PROPOSAL: Proposed erection of detached dwelling including means of access

LOCATION: Land off Broncoed Lane, Mold, Flintshire, CH7 1JQ

TARGET DETERMINATION DATE: 03 Jul 2026

No comments were made by the Planning Committee.

(c) PLANNING APPLICATION CONSULTATION - NMA/000405/26

PROPOSAL: Application for non-material amendment following a grant of planning permission 061994

LOCATION: Land North of Gwernaffield Road, Mold, Flintshire, CH7 3DA

TARGET DETERMINATION DATE: 11 Jun 2026

No comments were made from the Planning Committee.

(d) PLANNING APPLICATION CONSULTATION - LDP/000404/26

PROPOSAL: Existing semi-detached dwelling - conversion of loft space to habitable rooms and single-storey rear extension.

LOCATION: Wandandian, Bedford Way, Mold, Flintshire, CH7 1SL

TARGET DETERMINATION DATE: 09 Jul 2026

No comments were made from the Planning Committee.

(e) PLANNING APPLICATION CONSULTATION - FUL/000433/26

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

LOCATION: Flat 9, GORDON TERRACE, King Street, Mold, CH7 1LD

TARGET DETERMINATION DATE: 13 Jul 2026

No objection.

It was **resolved** that comments be submitted to Flintshire County Council Planning requesting that consideration be given to appropriate sound insulation, noise attenuation and noise abatement measures to ensure that neighbouring residents are not adversely affected by noise arising from the sub diversion of the property.

(f) PLANNING APPLICATION CONSULTATION - FUL/000400/26

PROPOSAL: Proposed extension to provide new consulting rooms, administration & scanning facilities - and to upgrade and rationalise the existing building. To upgrade parking & access.

LOCATION: Grange Veterinary Hospital, Tyddyn Street, Mold, CH7 1DX

TARGET DETERMINATION DATE: 14 Jul 2026

No objection.

Members **resolved** that comments be submitted to Flintshire County Council Planning seeking clarification regarding the status of the mature trees within the site, including whether any are protected by a TPO. Members expressed concern regarding the potential removal of established trees and would like to request that every effort be made to retain existing trees where possible, with appropriate replacement planting considered should tree removal be required.

(g) PLANNING APPLICATION CONSULTATION - TPO/000434/26

PROPOSAL: Pine x1 in bottom corner of garden. TPO ref: 269 (2010).G2 - Fell in sections to near ground level.

LOCATION: Bronallt, Pwll Glas, Mold, Flintshire, CH7 1RA

TARGET DETERMINATION DATE: 14 Jul 2026

It was **resolved** that comments be submitted to Flintshire County Council Planning seeking clarification regarding the reasons for the proposed removal of the protected pine tree, including details of its health, condition and any supporting arboriculture assessment. Members further requested that, should removal be deemed necessary, consideration be given to appropriate replacement planting.

(h) PLANNING APPLICATION CONSULTATION - FUL/000448/26

PROPOSAL: Proposed two storey side extension including internal modifications and all other works relating to.

LOCATION: 4, Wesley Place, Mold, CH7 1BX

TARGET DETERMINATION DATE: 15 Jul 2026

No comments were made from the Planning Committee.

6. CORRESPONDENCE RECEIVED

- (i) Correspondence Case – FUL/000369/26 – agenda item 4(a)
- (ii) Correspondence Case – OUT/000240/26 – agenda item 4(b)
- (iii) Correspondence Case – FUL/000400/26 – agenda item 4(f)
- (iv) Correspondence Case – FUL/000433/26 – agenda item 4(e)

- (v) Email from KEW Planning Ltd - <https://kewplanning.co.uk/consultations/> and letter attached.

The Planning Committee noted the correspondence.

Councillor Bithell declared a personal interest in this item.

A discussion took place regarding correspondence received from KEW Planning in relation to the proposed erection of a purpose built joint archive facility to house the archive services and collections of Flintshire and Denbighshire County Councils, together with associated access and landscaping works on land adjacent to Theatr Clwyd, Mold.

Members welcomed the proposal and recognised the significant benefits of providing a purpose built archive facility that would preserve and protect historical records and collections for both counties. It was noted that the project had been delayed as a result of the ongoing redevelopment works at Theatr Clwyd, but that the facility would provide an important resource for Mold and the surrounding area for many years to come.

Members were encouraged to attend the public consultation event being held at Mold Library on the 10th June.

Meeting closed at 18.27pm

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

PLANNING COMMITTEE	DATE: 01.06.26
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MEMBER	ITEM	MINUTE NO. REFERS
Cllr. Chris Bithell	Correspondence received from KEW Planning Ltd	6. (v)

Chair's signature: Date:

WORD/MINUTES/PLANNING JL