

MOLD TOWN COUNCIL

Minutes of the Planning Committee Meeting held by Video Conferencing on 21st September 2026

PRESENT: Councillors Joanne Edwards (Mayor), Richard Clarke, Brian Lloyd and Sarah Taylor.

Officer: Jo Lane, Town Clerk

Absent: Councillor Megan Lloyd Hughes.

22. APOLOGIES

Apologies were **received** from Councillor Pete Dando (Deputy Mayor) and Haydn Jones.

23. DECLARATIONS OF INTEREST

None

24. MINUTES

It was **resolved** that the minutes of the Planning Committee Meeting held on the 24th August 2026 are agreed as a correct record.

25. PLANNING APPLICATIONS

To following applications were considered:

(a) PLANNING APPLICATION CONSULTATION - FUL/000750/26

PROPOSAL: Application for Variation of Condition 1 following Grant of Planning Permission 046302

LOCATION: 10A, Wrexham Street, Mold, CH7 1ES

TARGET DETERMINATION DATE: 04 Sep 2026

[Citizen Portal Planning](#)

Members considered the application for the variation of Condition 1 and resolved to **OBJECT** to the proposed extension of opening hours.

Members considered that extending the operating hours into the early hours of the morning would be likely to result in increased late-night activity, noise, disturbance and vehicle movements, to the detriment of the amenity and living conditions of nearby residents.

The Town Council considers that the existing opening hours provide a reasonable balance between the operation of the business and the protection of residential amenity, and that insufficient justification has been demonstrated for extending those hours.

The objection is made having regard to Policy PC2 of the Flintshire Local Development Plan 2015–2030, particularly the requirement to protect the living conditions of nearby residents and the community from adverse impacts arising from increased activity, disturbance and noise.

(b) PLANNING APPLICATION CONSULTATION - ADV/000763/26

PROPOSAL: Proposed expansion into neighbouring retail unit, alterations to the shopfronts & the installation of x7 new AC condenser units to rear.

LOCATION: 7, SPECSAVERS, High Street, Mold, CH7 1AZ

TARGET DETERMINATION DATE: 04 Nov 2026

[Citizen Portal Planning - application details](#)

No comments from the Planning Committee

(c) PLANNING APPLICATION CONSULTATION - FUL/000762/26

PROPOSAL: Proposed expansion into neighbouring retail unit, alterations to the shopfronts & the installation of x7 new AC condenser units to rear.

LOCATION: 7, SPECSAVERS, High Street, Mold, CH7 1AZ

TARGET DETERMINATION DATE: 04 Nov 2026

[Citizen Portal Planning - application details](#)

No comments from the Planning Committee

(d) PLANNING APPLICATION CONSULTATION - FUL/000728/26

PROPOSAL: As per application - Proposed extension to existing.

LOCATION: 8, CALAVERAS, Bryn Awelon, Mold, CH7 1LU

TARGET DETERMINATION DATE: 05 Nov 2026

[Citizen Portal Planning - application details](#)

No comments from the Planning Committee

(e) PLANNING APPLICATION CONSULTATION - FUL/000785/26

PROPOSAL: PROPOSED REAR SINGLE STOREY EXTENSION, TWO STOREY SIDE EXTENSION AND INTERNAL ALTERATIONS

LOCATION: 23, Hafod Park, Mold, CH7 1QN

TARGET DETERMINATION DATE: 12 Nov 2026

No comments from the Planning Committee

26. CORRESPONDENCE RECEIVED

- (i) Correspondence Case – FUL/000750/26 – agenda item 4(a)
- (ii) Correspondence Case – FUL/000762/26 – agenda item 4(c)
- (iii) Correspondence Case – ADV/00763/26 – agenda item 4(b)

No further comments were made regarding the above items as they have already been considered in the agenda items.

27. MOLD TOWN CENTRE – RETAIL MIX, SHOPFRONTS, SIGNAGE AND PLANNING ENFORCEMENT

RESOLVED: That Members noted the concerns raised regarding the changing retail mix within Mold Town Centre, including the cumulative impact of vape shops, mini-markets and similar uses, together with concerns regarding shopfront alterations, illuminated signage and external roller shutters.

Members **approved** the draft correspondence to Flintshire County Council's Planning Enforcement Team, requesting that the matters raised be reviewed, including compliance with relevant planning permissions, advertisement consents and the policies of the Flintshire Local Development Plan 2015–2030.

Meeting closed at 6.11pm

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

PLANNING COMMITTEE	DATE: 21.09.26
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MEMBER	ITEM	MINUTE NO. REFERS

Chair's signature: Date:

WORD/MINUTES/PLANNING JE