

# MOLD TOWN COUNCIL

Minutes of the meeting of Mold Town Council Planning Committee held at the Town Hall on Wednesday 26<sup>th</sup> August 2009.

**PRESENT:** Councillors: Chris Bithell, Tony Cattermoul, Geoff Collett, Ray Dodd, Bryan Grew and Brian Lloyd with the Clerk and Finance Officer.

**APOLOGIES:** Councillor Ken Williams.

## 1. MINUTES

**Resolved:** It was resolved that the minutes of the meeting held on 3<sup>rd</sup> September 2008 be approved as a correct record.

## 2. PLANNING APPLICATIONS

The Committee considered the following applications:

2.1 RMH/046496 – Outline, application for residential development of a maximum of 50 no. dwellings, land off Ruthin Road – the Committee agreed to object to this application. It was felt that the proposed access arrangements through Ffordd Newydd and Llys Ambrose were inappropriate and inadequate and that it would be better to provide direct access to the development from Ruthin Road. It was also considered that the proposed density of the development was too high with the result that this would have a detrimental affect on the nature of the surrounding area.

2.2 LEJ/046538 – Installation of an air-conditioning system with 2 no. external condensing units, Alliance / Boots Pharmacy, 32 High Street – no objections.

2.3 LEJ/046553 – 1 no. non-illuminated fascia sign and 1 no. non-illuminated traditional wrought iron bracket with timber hanging panel, Alliance / Boots Pharmacy, 32 High Street – no objections subject to compliance with the policies relating to signage in the conservation area.

2.4 JZF/046548 – Demolition of existing garage and erection of single storey family room to rear and enlarged cloak/shower room to side, 74 Hafod Park – no objections.

2.5 PXR/046479 – Change from flat roof to pitched concrete tiled roof over existing dining/kitchen, utility room, garage a WC, 18 The Close – no objections.

2.6 KYT/046574 – Installation of 3 no. 6m high lighting columns, land rear of 56 – 66 Elm Drive – no objections.

2.7 KYT/046590 – Change of use of land to residential curtilage, land adjoining 11 Meadowside – the Committee agreed to object to this application. It was considered

that the proposed change of use would materially affect and result in an ‘unbalanced’ appearance of the area in Meadowside / Alwyn Close. It was felt that it would be more appropriate to retain the area as an open space within this residential area.

**Resolved:** It was resolved that the above comments be forwarded to Flintshire County Council.

**3. Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999 – Regulation 10 Request for Scoping Opinion for the Preparation of an Environmental Statement in Respect of the Proposed Erection of a Wind Turbine on Mold Business Park.**

The Committee noted the proposal from West Coast Energy Limited (WCE) that would result in a planning application to erect and operate a wind turbine on the Mold Business Park. The Committee also noted the requirement to provide an environmental impact assessment that would accompany the planning application.

The Committee felt that the environmental impact assessment, to be prepared by WCE, should include information on:

- a) The visual impact of the proposal on the surrounding – noting that it would be helpful to have artists drawings of the proposal showing the impact from areas around the site;
- b) An assessment of the noise levels that would be generated from the turbine and any likely impact upon nearby residents and workers;
- c) Any impact upon wildlife in the area; and
- d) The actual suitability of this site for the proposed turbine, noting the topography of the area.

**Resolved:** It was resolved that Flintshire County Council be advised that the above issues should be addressed within the environmental impact assessment to be prepared by West Coast Energy Limited.