

MOLD TOWN COUNCIL

Minutes of the meeting of Mold Town Council Planning Committee held at the Town Hall on Wednesday 18th August 2010.

PRESENT: Councillors: Chris Bithell, Geoff Collett, Ken Corbett, Ray Dodd, Bryan Grew, Brian Lloyd, Andrea Mearns and Ken Williams with the Clerk and Finance Officer.

8. MINUTES

Resolved: It was resolved that the minutes of the meeting held on 26th July 2010 be approved as a correct record subject to minute 7.6 reading 'BMK/47609 – Renewal of planning permission ref: 045475 for the retention of a portakabin, Smurfit Kappa, Maes Gwern – no objections to the granting of temporary permission for a maximum period of three years although it is hoped that Smurfit Kappa would, during this period, seek to provide a permanent facility'.

9. PLANNING APPLICATIONS

The Committee considered the following applications, including three new applications:

9.1 CZR/047691 – First floor rear extension above existing single storey extension to provide recreational living space and en-suite bathroom and installation of larger window into side elevation of existing bathroom, 9 Ffordd Bryn Estyn – no objections.

9.2 KYT/047755 – Erection of a first floor rear extension to convert existing loft space to dressing room for bedroom 3 and new gym room, 2 GlynTeg – no objections.

9.3 RMH/047760 – Demolition of existing house and erection of new Welsh Learning and Heritage Centre, construction of new vehicular access and associated parking areas, Cathrina House, Victoria Road – no objections although concern was expressed about the difficulties currently experienced in Victoria Road with regard to parking and school traffic.

9.4 LEJ/047753 – Erection of a single storey rear extension and change of existing flat roof on porch and garage to pitched roof, Ashcroft, 67 Ruthin Road – no objections.

9.5 KYT/047747 – Erection of a first floor extension to form additional bedrooms above garage presently under construction, Trigfa, Wrexham Road – no objections.

9.6 CZR/047784 – Change of use from former recreation building to a single detached dwelling, St. David's Old College (former Mold Gaol), Upper Bryn Coch – no objections, although Members wondered whether the building was listed or whether the proposals had any effect upon the setting of a listed building or represented the development of a new building in the countryside.

Note: At this point of the meeting Councillor Chris Bithell stood down as Chair for the following two items having previously declared an interest in those applications. Councillor Ray Dodd accordingly assumed the Chair for items 9.7 and 9.8. He took no part in the discussion on the two items.

9.7 LEJ/047659 – Listed building application for the display of cast aluminium heritage plaque, Bethesda Chapel, New Street – no objections.

9.8 LEJ/047660 – Listed building application for the display of cast aluminium heritage plaque, Pendref Chapel, New Street – no objections.

9.9 LEJ/047764 – Erection of a first floor extension above existing garage and extension to front porch, 7 Ael y Bryn – no objections.

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

Note: Councillor Chris Bithell did not vote on any of the applications.

10. PLANNING APPEAL – APPLICATION 046949

Resolved: It was resolved to note that an appeal had been made against the refusal of the application for planning permission, ‘Erection of a Detached Bungalow, Oakfields, Upper Bryn Coch Lane’ and that the appeal would be decided on the basis of the written representations procedure.

11. PLANNING APPLICATION 047383 – OUTLINE DEMOLITION OF BUILDINGS AND ERECTION OF NEW BUILDING FOR USE WITHIN CLASS A1 AND A3, FORMATION OF CAR PARKING AND ACCESS AND ASSOCIATED WORKS, LAND AT (UNITS 1 & 2) STEPHEN GRAY ROAD, BROMFIELD INDUSTRIAL ESTATE

The Committee noted that it had previously considered the application for the development of retail units at its meeting on 5th May 2010 and resolved to raise no objections subject to there being a restriction that precludes the sale of anything other than bulky goods.

The Committee however, noted that further information in relation to the application had been received and determined to review its decision. Members noted the contents of the previously circulated letter from planning consultants, Nathaniel Lichfield and Partners, acting on behalf of the purchaser of the former Kwik Save site and the Clerk circulated a copy of a letter from John Rose Associates, who are acting for the Receivers over the former Kwik Save site, objecting to the Bromfield planning application.

The Committee also noted that it had not seen the planning statement submitted by Savills in support of the application when it had met in May 2010 to consider the application although understood that the County Council was seeking the views of its retail consultants, Roger Tym and Partners, on that planning statement.

In considering the matter further, the Committee understood that the application was being submitted on the basis there were no town centre sites available for the development and that the applicants were relying on the sequential approach to the selection of a site. It was also understood that the applicants were indicating that the development would have little effect on the existing town centre businesses.

In the light of this further information detailed in the letters from Nathaniel Lichfield and Partners and John Rose Associates dated 30th July 2010 and 3rd August 2010 respectively, the Committee came to the view that whilst it had previously resolved to raise no objections subject to there being a restriction that precludes the sale of anything other than bulky goods, it wished to revise its position and observations.

The Committee believed, on the basis of the information to hand, that if the Kwik Save site were available for the development of retail premises for the sale of bulky goods then the scheme for the development of part of the Bromfield Industrial Estate should not be approved as it lies well outside of the town centre of Mold and has the potential to have an adverse impact upon individual town centre retailers.

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

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

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| PLANNING COMMITTEE | DATE: 18th August 2010 |
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| MEMBER | ITEM | MINUTE NO. REFERS |
|--------------------------|-----------------------|--------------------------|
| Councillor Chris Bithell | Planning Applications | 9.7 and 9.8 |