

MOLD TOWN COUNCIL

Minutes of the meeting of Mold Town Council Planning Committee held at the Town Hall on Wednesday 5th January 2011.

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

APOLOGIES: Councillors: Ken Corbett and Ken Williams.

21. MINUTES

Resolved: It was resolved that the minutes of the meeting held on 1st December 2010 be approved.

22. PLANNING APPLICATIONS

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

22.1 DKB/048022 – Erection and operation of a wind turbine, West Coast Energy, Maes Gwern – the Committee agreed that in principle, it had no objections to the application. However it wished to reserve its views until further information was available in order that an informed decision could be made. The Committee felt that the information provided with the application did not clearly show the visual impact of the development on the residential properties closest to the site. To understand the true scale of the development the Committee felt that it would be appropriate to view a turbine of the size proposed that is already sited in an urban area. In addition the Committee felt that it would welcome sight of the views of the County Council's Environmental Health Officer on the noise impact of the development. It was therefore, agreed to advise the Planning Officer of the above comments and seek information on the siting of similar turbines and a copy of the views of the Environmental Health Officer.

22.2 LEJ/048048 – Change of use from class A1 to mixed A1/A3 coffee shop, 17 High Street. In considering the application, the Committee noted the comments of the Town Centre Manager which had been previously circulated. It was agreed to support the application whilst at the same time requesting that the County Council Planners consider the inclusion of the following conditions:

- The granting of permission for change of use as personal to the applicant. This would be similar to the condition attached to the approval given on appeal for the development at 107 High Street, Winchester and shown in appendix 1 of the statement in support of the application. This would then mean that if the premises were subsequently vacated, the authorised use would revert to A1;
- As part of a courtesy scheme, to allow public use of the toilets within the premises. There is a lot of 'fallow area' shown within the plans that could accommodate additional toilets. With the proposed opening hours such a provision would be very helpful with the shortage of public toilets in the Town;

- Whilst it is appreciated that there will be no food made on the premises, a clause requiring the purchase of milk from local dairies would benefit the local economy; and
- Given the size of the premises, the inclusion of space within the premises for the provision of a tourist information point or as a minimum, the provision of a rack for leaflets.

22.3 TGE/048095 – Renewal of temporary planning permission (ref no.046854) to allow the siting of a steel container for a further 2 years, Pendre Surgery, Clayton Road – no objection subject to any permission being granted for a maximum period of two years.

22.4 LEJ/048138 – Display of signage, 5 Wrexham Street – no objections subject to compliance with policies applying to the conservation area.

22.5 KYT/048149 – Listed Building Application, display of signage, Lloyds TSB Bank plc, High Street – no objections subject to compliance with policies applying to the conservation area.

22.6 KYT/048140 – Display of 2 no. illuminated window marketing units and light strips to ground floor window, Lloyds TSB Bank plc, High Street – no objections subject to compliance with policies applying to the conservation area.

22.7 SB/DS/048129 – Fell 1 no. sycamore tree, Arfryn, 15 Llys Preswylfa – the Committee felt that the information provided did not establish any urgency for these works and as such agreed to object to the application.

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**

PLANNING COMMITTEE	DATE: 5th January 2011
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MEMBER	ITEM	MINUTE NO. REFERS
	None	