

# MOLD TOWN COUNCIL

Minutes of the Meeting of Mold Town Council held at the Town Hall on Wednesday 14<sup>th</sup> January 2009.

## PRESENT:

Councillors: Andrea Mearns (Mayor), Chris Bithell, Tony Cattermoul, Carolyn Cattermoul, Geoff Collett, Geoff Darkins, Bryan Grew, Robin Guest, Carol Heycocks, Joyce Jones, Tim Maunders and Ken Williams with the Clerk and Finance Officer and Town Centre Manager.

## APOLOGIES:

Councillor Stephanie Hulley.

## 107. DECLARATIONS OF INTEREST

Declarations of interest expressed as detailed in the schedule at the end of the minutes.

## 108. MAYOR'S ANNOUNCEMENTS

The Mayor advised of her attendance at a number of carol services prior to Christmas. She referred to the dedication ceremony of the nativity scene within the former Currys' shop. The Mayor thanked Councillor Geoff Collett for organising the carol singing in the Daniel Owen Square and Councillor Tim Maunders and Round Table for their Christmas float.

## 109. MINUTES

**Resolved:** It was resolved that:

- a) The minutes of the meeting of the Council held on 26<sup>th</sup> November 2008 be received and approved subject to the following amendment:

Minute 90: To read ".... Councillor Tim Maunders presented a contribution of £400 from Mold Round Table towards the improvement of the Christmas lights next year".

- b) The minutes of the special meeting of the Council held on 17<sup>th</sup> December 2008 be received and approved.

## 110. MATTERS ARISING

Mold Town Council – 26<sup>th</sup> November 2008

110.1 Minute 92.2 Retail Planning Application, Denbigh Road – Councillor Chris Bithell advised that the County Council's Planning Committee, in noting that the applicant had now submitted an appeal, determined to advise the Planning Inspectorate of its decision to refuse planning permission.

110.2 Minute 95 Mold Insulation Project – The Mayor advised that the first letters to residents advising of the scheme were being sent out this week.

Mold Town Council – 17<sup>th</sup> December 2008

110.3 Minute 106 Feasibility Study – The Mayor advised that the feasibility study to explore the development of a sustainable retail hub within Mold Town, the provision of a community supported agriculture scheme and the introduction of a community garden scheme was being linked to the study for the Mold Food and Drink Festival and being developed by Cadwyn Clwyd.

## **111. CORRESPONDENCE**

The following items of correspondence were considered, including three additional items:

111.1 The Council noted the information received detailing attendance at the 2008 summer playschemes. It was agreed to ask the County Council to review the location of a playscheme at Victoria Road in light of the limited attendance.

111.2 The Council noted receipt of the Citizens Advice Bureau newsletter.

111.3 The Council noted the correspondence from Cambian Healthcare advising of changes in their proposals for new hospital facilities and to provide a smaller facility containing 24 beds at Delfryn House.

111.4 The Council noted the correspondence from the Head of Leisure Services detailing the arrangements for booking the tennis courts at Maes Bodlonfa and in response to the query raised at the Town Council's Open Meeting. The Council was of the view that the requirement to book the courts at the Sports Centre may deter some of those who are interested in playing tennis. It was agreed to ask if consideration could be given to increasing the options for booking by using Town Centre facilities at the Library. It was also agreed to send a copy of the letter from the Head of Leisure Services to those people who had attended the Open Meeting.

111.5 The Council noted the correspondence from the Acting Head of Planning Services regarding shop front signage on New Street.

111.6 The Council noted the correspondence from the Service Manager, Mental Health Services, and was pleased to read the comments about the outreach service provided by the Harm Reduction Team. It was agreed to contact the Manager of the Harm Reduction Team to discuss the issues highlighted at the Open Meeting in December 2008.

111.7 The Council noted that an appeal has been made by Mr. Paul Temple, Liberty Properties plc, against the non-determination of the planning application for the erection of two new retail units and associated works on Denbigh Road, Mold. It was agreed that the Council should attend the Inquiry.

111.8 The Council considered the correspondence from Flintshire County Council seeking its views to the installation of tourist information points (TIP) within the Town

centre. The Council agreed to support the proposal and resolved that Members should let the Clerk have details of any suggestions they may have on the content and location of the TIP's within the following week.

**Resolved:** It was resolved that the actions set out above be approved.

## 112. BUDGET

The Council considered the previously circulated report detailing the estimates for the current year, the probable expenditure for the year together with estimates for the next financial year 2009/2010. The Council noted that the report included the third quarterly review of the current years accounts with details of the petty cash expenditure, income and the bank / cash reconciliation as at 31st December 2008.

The Council carefully considered the detail of the budget and agreed that an increase in the precept of 2.8% would be appropriate for the coming year.

**Resolved:** It was resolved that:

a) The quarterly reviews of general expenditure, petty cash expenditure, income and the bank reconciliation as at 31st December 2008 be noted and approved;

b) The Burial Fees for the year 2009/10 as agreed by the Cemetery Committee held on 7<sup>th</sup> January 2009 and circulated at the meeting be approved;

c) The charges for use of the Jubilee Room be increased from 1<sup>st</sup> April 2009 to £8.00 and £11.50 per hour for Charities/Voluntary Groups and Non Charities respectively;

d) The draft budget for 2009/2010 be approved; and

e) A precept of £161,620.00 be approved for the year 2009/2010.

## 113. FINANCIAL ASSISTANCE

The Council considered the report detailing the applications for financial assistance and agreed to make contributions as follows:

a) Childline Cymru / Wales	£150.00
b) Wales Air Ambulance	£200.00
c) North Wales Assn for Spina Bifida & Hydrocephalus	£100.00
d) Mold Super Troopers	£200.00
e) Hope House Children's Hospices	£150.00
f) Marie Curie Cancer Care	£150.00
g) Mold & District Choral Society	£100.00
h) North Wales Deaf Association	£100.00
i) St. Mary's Parish Church Virgin Art	£250.00
j) Pinboard Writers	£100.00
k) Flintshire Disability Forum	£150.00

(Item K agreed for this year and the subsequent two years)

**Resolved:** It was resolved that:

- a) The grants detailed above be approved; and
- b) The panel assessing applications makes recommendations for grants when they are next considered in June 2009.

#### **114. ALCOHOL CONTROL ZONES**

The Council considered the correspondence from the County Legal and Democratic Services Officer regarding the identification and introduction of additional alcohol control zones.

Members recalled that this matter was discussed at the Open Meeting held in December 2008 with comments made by those members of the public present and the Chairman of Mold 2000. It had been agreed at that Open Meeting to formally consider the matter in detail before responding to County Officers.

Whilst there was a general feeling that action needs to be taken to control the abuses resulting from the drinking of alcohol in public places and many Members believed that areas should be identified for inclusion within an alcohol control zone, the Council felt that further investigation should be made of the approach adopted in Wrexham where the whole town centre had been declared a control zone.

**Resolved:** It was resolved that the County Legal and Democratic Services Officer be asked to investigate whether the approach adopted in Wrexham could be applied to Mold but if that were not possible, further consideration would be given to the identification of specific areas for control orders.

#### **115. NATIVITY SCENE – ELECTRICITY SUPPLY**

**Resolved:** It was resolved to confirm the action taken, in consultation with the Mayor, in agreeing to cover the deposit for the reconnection of the electricity supply to the former Curry's shop for the Nativity display and the cost of the electricity used.

#### **116. FREEDOM OF INFORMATION – MODEL PUBLICATION SCHEME**

**Resolved:** It was resolved to note the details of the previously adopted model publication scheme.

#### **117. NATIONAL EISTEDDFOD FUNDING**

The Council considered the request to support an approach to the Welsh Assembly Government for increased base funding for the National Eisteddfod. Councillor Bryan Grew advised that the matter had arisen at a meeting of One Voice Wales.

Members believed that it was an inappropriate time to seek funds above the current rate of inflation and felt that the request should not be supported.

**Resolved:** It was resolved that the Council should not support the request.

## **118. ST. MARY'S CHURCH HALL**

The Council noted the request to determine its interest in taking on the responsibility for the management of the Church Hall ensuring that it is available for community use.

**Resolved:** It was resolved that arrangements be made to discuss the matter with representatives of St. Mary's Parish Church.

## **119. REPORT OF TOWN CENTRE MANAGER**

The Town Centre Manager presented a verbal report detailing the number of vacant retail units in Town and the footfall statistics. Whilst acknowledging the difficult times facing the Town, the Town Centre Manager indicated that compared with other market towns, Mold appeared to be holding up well.

Reference was made to the Nativity Scene placed in the window of the Currys' shop and the arrangements to provide a display from Flintshire Disability Forum and the Art Group that meets at the Town Hall in the former Nice Price shop.

The Town Centre Manager also advised that approval had been given to the provision of banners on the lampposts and funding had been agreed with Flintshire County Council.

**Resolved:** It was resolved that the report be noted.

## **120. PLANNING APPLICATIONS**

The Council considered the following planning applications:

120.1 PGL/045598 – Amended application, Erection of single retail unit and associated works, Land at Denbigh Road and Milford Street. The Clerk reminded Members of the background to this amended application and of the decision taken on the original application at the special meeting of the Council on 19<sup>th</sup> November 2008. The Council noted the amendments to the original application and specifically the removal of the non-food retail unit from the proposals. The Council agreed to reiterate its objections to the proposal whilst at the same time asking the County Council, if it is minded to grant planning permission, to include conditions previously acknowledged as being acceptable to the applicant.

**Resolved:** It was resolved that:

120.1 The Town Council should advise the County Council of its objections to the application for the erection of a single retail unit and associated works on land off the Denbigh Road and Milford Street, Mold for the reasons detailed below:

a) The Town Council notes that differing approaches have been adopted by RTP and Savills in determining the quantitative need for additional convenience floorspace in the Town. It also notes that the Planning Officer has previously

stated that he is of the view that “it is a question of fine balance in judging the difference in methodologies and retail expenditure levels”. The Town Council, in recognising that the different consultants take differing stances, acknowledges that it may be a fine balance but strongly believes that the balance should fall on the side of caution in support of the consultants who have actually undertaken a major and in-depth survey of Mold within recent months;

b) The Town Council remains of the view that any additional provision will impact upon other retailers in the Town Centre, both in terms of sales and potentially with staff employed. With a concentration of convenience goods stores on the northern side of the Town, Members are concerned there could be an adverse impact upon the existing Somerfield Store that could be detrimental to residents and users on the southern and western side of the Town. In addition reference was made within the recent Healthchecks study that there was no need to amend the Town Centre boundary for retail purposes and that in one of the other Towns the centre is too large and in decline. The Town Council is concerned that to allow this development will inevitably result in the boundary being extended when this is considered to be unnecessary leading to an erosion of and potential damage to the Town Centre;

c) Despite the fact that the question of quantitative need is finely balanced, the Town Council is of the view that the application does not satisfy the sequential approach to site selection. Reference is made within the applicants Planning Statement that the Former Kwik Save site at Chester Road “is significantly larger than the area required to accommodate the development proposed as part of this application. The cost of acquiring the site given its size and the residual space that would remain ... is likely to untenably affect the overall vitality and viability of the scheme. The former Kwik Save unit is currently being marketed as a short term rental opportunity and is not available to accommodate the proposed development. In addition, the wider site has recently been acquired by a development company. Accordingly, it is not available to our client as an alternative to the application site to accommodate part or all of the proposed development”.

The Town Council understands that the former Kwik Save site is being marketed as ‘The Mold Retail Park’ for general retail use with units ranging from 3,541 to 22,796 sq ft and whilst there may be a covenant preventing the disposal to another supermarket, the agent has indicated that this could be lifted subject to negotiation. Indeed, he has indicated that he would be willing to talk to food retailers about the former Kwik Save units.

The former Kwik Save site is within the recognised boundary of the Town Centre and as such, the Town Council believes that the sequential approach to site selection has not been satisfied by the applicant;

d) The Town Council is of the view that a retail development is inappropriate in an area that, with recent developments off the Denbigh Road and the likely future development of the existing football field the area on the northern side of Denbigh Road, other than for the garage and the clinic is solely residential; and

e) The Town Council remains of the view that the access to the proposed development is inadequate. The highway is a busy road with queues, on

occasions, reaching back from the traffic roundabout past the point of the proposed access and it is felt that these difficulties will be compounded with retail provision on the site. It is also felt the speed of traffic traveling north-west from the traffic roundabout is such that more arrangements would be needed to secure the safety of pedestrians wishing to cross the road.

120.2 In the event that the County Council is minded to grant approval for the development, the Town Council considers that the following issues should be addressed and included within any permission granted:

- a) The applicant's offer to restrict the goods to be sold should be accepted;
- b) Restrictions should be placed on the hours of opening and servicing of the stores;
- c) The inclusion within a section 106 agreement for the incorporation of public art; and
- d) The inclusion, if possible, within a section 106 agreement for a financial contribution towards initiatives that can be undertaken within Mold town centre to support other local retailers and businesses.

Note: Councillor Chris Bithell did not vote on this application.

121.2 LEJ/045813 – Erection of a two-storey extension above existing garage and kitchen and a single storey extension to rear, 9 Glyn Teg – no objections.

**Resolved:** It was resolved that the County Council be advised that there are no objections to this application.

## **121. NOTIFICATION OF PLANNING DECISIONS**

**Resolved:** It was resolved that the report be noted.

## **122. NOTICES OF MOTION**

122.1 On the proposal of Councillor Chris Bithell it was agreed to ask North Wales Police to take action against motorists who cause nuisance as a result of driving vehicles with 'souped-up' engines and noisy exhausts.

122.2 On the proposal of Councillor Chris Bithell it was agreed to ask Flintshire County Council to provide a dog litterbin near to the play area at Lon yr Orsaf / Ffordd Pentre.

**Resolved:** It was resolved that the above action be approved.

## **123. MEETINGS ATTENDED**

123.1 Councillor Geoff Collett referred to his attendance and that of other members at the meeting of the Cittaslow Mold Space and Place Group.

123.2 Councillor Carol Heycocks referred to her attendance at a recent meeting with the Air Cadets and indicated that some £900 had been raised at a fundraising event.

123.3 Councillor Chris Bithell advised of his attendance and that of other members at a meeting of the Neighbourhood Forum. He indicated that whilst the meeting was reasonably well attended, it is hoped that more members of the public will come and contribute.

123.4 The Mayor referred to her attendance at a number of meetings relating to the Club House Gardens, Mold Spring Clean, Parkfields, Communities First Partnership Board, Mold / Saltney Greenway and Sustainable Travel Towns. The Mayor advised that the Mold / Saltney Greenway would not be proceeding as originally envisaged and that the Welsh Assembly Government was looking at the criteria for the Sustainable Travel Towns bids. The Mayor also referred to her meeting with Inspector Alun Oldfield when he advised of the re-investigation into the murder of the postman in 2003.

#### **124. ACCOUNTS / PAYMENTS**

The Council considered the schedule previously circulated and noted that expenditure complied with the statutory powers available to local councils.

**Resolved:** It was resolved that the schedule of payments be approved.

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

<b>MOLD TOWN COUNCIL</b>	<b>DATE: 14<sup>th</sup> January 2009</b>
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<b>MEMBER</b>	<b>ITEM</b>	<b>MINUTE NO. REFERS</b>
Councillor Carol Heycocks	Financial Assistance	113(i)
Councillor Chris Bithell	Financial Assistance	113(i)