

MOLD TOWN COUNCIL

Minutes of the Meeting of Planning Committee held by Video Conferencing on 12th February 2024.

PRESENT: Councillors Teresa Carberry (Mayor), Sarah Taylor (Deputy Mayor and Chairman), Tina Claydon, Joanne Edwards, Brian Lloyd, Bryan Grew and Pete Dando.

Additional Councillors Present: Councillor Beacher and Bithell.

GUESTS: Hayley Knight - HK Planning, Alex Wigfield and Gareth Haslam – Anwyl Homes.

APOLOGIES: Councillors Megan Lloyd Hughes and Jones.

42. APOLOGIES

Councillor Megan Lloyd Hughes as member of Planning Committee and Councillor Jones for agenda item 4.

43. DECLARATIONS OF INTEREST

Councillor Joanne Edwards – item 5 (b) and (c).

44. MINUTES

RESOLVED: That the Minutes of the meeting held on 15th January 2024 be approved as a correct record.

45. UPDATE ON PROPOSED RESIDENTIAL DEVELOPMENT ON THE LAND BETWEEN GWERNAFFILED ROAD AND DENBIGH ROAD MOLD FROM HK PLANNING.

Councillor Sarah Taylor welcomed Hayley, Alex and Gareth to the meeting and thanked them for joining the meeting.

Hayley Knight

The Development is based on the Land between Gwernaffiled Road and Denbigh Road in Mold. It will include 235 new homes, a new link road, and various open space typologies, including the closure of Pool House Lane to enable its transformation to a leisure route only.

The site is Circa 11 hectares/ 28 acres and is currently farm land. It is immediately adjacent to the north-west of Mold and is owned by Anwyl (excluding Pool House Lane). Pool House Lane links Denbigh and Gwernaffield Roads, but is largely a single-track lane. There is a water easement and overhead power cables that cross the southern part of the site.

The Development meets the Flintshire Local Development Plan (2023). The policy HN1 sets out an expectation for Site HN1.6 to deliver 238 homes, with the following site-specific conditions:

- New access onto Denbigh Road

- Retention and enhancement of strong site boundaries particularly along western edge site.
- Facilitate delivery of Mold flood alleviation scheme.
- No residential development on land between Denbigh Road and Pool House Lane.

Part of the site benefits from an allocation for residential development in the adopted Mold Town Plan 2017-2030. Policy H3 states:

- Only the south-eastern edge of the site should be developed.
- Open space should be retained to the western edge, maintaining the views across the field and mature trees.
- Vehicular access would be from Gwernaffield Road and Alwyn Close.
- New homes should complete the line of existing homes along Alwyn Close.
- New additional good quality open space to be provided within the development site.

The update proposal includes:

- 235 no. new homes
- 40% of the proposed homes (94 no.) are affordable tenures.
- A mix of one to five-bedroom homes
- 2.6 hectares/ 6.5 acres of public open space:
 - Games area for teenagers (MUGA) and younger children (NEAP)
 - A linear park linking Gwernaffield Road to Alwyn Close
 - Pocket parks located so as to retain TOP trees.
- Provision of a new link road between Denbigh Road and Gwernaffield Road
- Closure of central part of Pool House Lane to vehicles, retaining it for an exclusive leisure use.
- Inclusion of a sustainable urban drainage system (SUDS).

Changes from original proposal:

- Reduction in number of homes from 238 no. to 235 no.
- Increase of affordable housing, from 30% to 40%.
- Change of both open market and affordable housing types to reflect Flintshire County Council's (FCC) requirements.
- Change of house types to reflect Welsh Development Quality Requirements 2021.
- Provision of electric vehicle charging points for each new home.
- SUDs which has been agreed in principle with FCC.
- Ensured no private land is included over the water main easement.

Question and Answer Session

Q. What consideration has been given to nitrates and phosphate coming from the field and ending in the Alyn River?

A. This is a fairly contentious issue and a lot of time and money has been spent looking at foul drainage. The new site will tap into the existing system which leads into Mold Treatment Works. Mold Treatment Works is fully functional and is able to deal with this additional waste water from the site. This has been agreed with Mold Treatment Works and Welsh Water.

Q. What agreement is in place for Section 106 money?

A. The guide from Flintshire County Council was to focus any funds to local education and Open Spaces. £61,000 will be spent supporting Primary School spaces as Ysgol Bryn Gwalia. Open Spaces is already over provided within the development work and additional financial contribution towards this has not be requested.

Q. Due to the development additional water will be directed to the River Alyn system – what thought has been put into this to ensure not to overburden this system?

A. Aware that there have been issues with regards to flooding and have been working closely with Flintshire County Council on the hierarchy of drainage. 25% of the water from the development will be drained directly into the ground. 75% of the water will be drain to the Swales and Sewage system to the pump and will be held in place. The water will then be discharged into the river at the acceptable run off rate ensuring not to overburden the River Alyn.

Q. Has any thought been given to extra traffic calming measure for Dreflan Road as there is currently heavy traffic in this area. Are there any concerns that the new estate road will become a heavy trafficked road?

A. Many discussions have taken place with regards to the new highway design with regards to entering and departing via Denbigh Road. Concerns regarding increased traffic on Dreflan Road has not been flagged by Flintshire County Council. It is envisaged that people will use the new road – the road will be wide and will be able to manage with the potential traffic. We are able to provide further information with regards to the design and traffic management.

Q. There is ancient pipework under the area – has this been considered?

A. Yes, there will be a 12m easement to provide access. The pipework is owned and managed by Welsh Water and will remain fully accessible. Welsh Water have not objected to the redevelopment but have noted that access will be needed.

Q. How will the public areas/ parks be maintained?

A. There will be ongoing maintenance costs to the equipment. We will be using a Management Model to oversee public areas such as play equipment. A Management Company will be employed which will be run and paid for by residents of the housing estate. All information will be provided to potential buyers so fully aware of any additional costs.

Q. Has the heritage of the area been considered?

A. A full Heritage Assessment has taken place and no concerns have been raised. CPAT have been consulted with.

Councillor Sarah Taylor thanked Hayley, Alex and Gareth for their time and the information provided to attendees at the meeting.

18.56pm Hayley Knight, Alex Wigfield, Gareth Haslam, Councillor Paul Beacher left the meeting.

46. PLANNING APPLICATIONS

(a) PLANNING APPLICATION CONSULTATION - DET/000067/24

PROPOSAL: Application for Approval of Details Reserved by Conditions 4 (SAB approval) & 12 (Construction Management Plan) for Planning Permission Ref FUL/000772/22

LOCATION: Land at Maes Gwern, Mold, Flintshire, CH7 4DH

TARGET DETERMINATION DATE: 20 Mar 2024

No comments made.

(b) PLANNING APPLICATION CONSULTATION - ADV/000063/24

PROPOSAL: - Replace 1no. Projecting signage with new 500mm White Heritage signage. Retain existing brackets.

- Replace 1no. Fascia and 1no. Logo with 1no. New blue fascia & 1no. 290mm White Heritage logo height.

- Add new ATM surround and decals with new.

LOCATION: 26, CHESHIRE BUILDING SOCIETY, High Street, Mold, CH7 1AZ

TARGET DETERMINATION DATE: 19 Mar 2024

No comments made.

(c) PLANNING APPLICATION CONSULTATION - LBC/000039/24

PROPOSAL: Proposed refurbishment of existing flats, including replacement doors and windows and re-roofing.

LOCATION: 26, CHESHIRE BUILDING SOCIETY, High Street, Mold, CH7 1AZ

TARGET DETERMINATION DATE: 17 Mar 2024

No comments made.

47. CORRESPONDENCE RECEIVED

Correspondence received on the following applications, which can be viewed on the portal - <https://planning.agileapplications.co.uk/flintshire>

(i) Correspondence Case – LBC/000039/24

No comments made.

Meeting closed 19.00pm

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

PLANNING COMMITTEE	DATE:12.02.2024
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MEMBER	ITEM	MINUTE NO. REFERS
Cllr Joanne Edwards	5 (b) and (c)	46 (b) and (c)

Chair's signature: Date:

WORD/MINUTES/PLANNING