

FULL APPLICATION – DEMOLITION OF EXISTING HOTEL BUILDINGS AND THE ERECTION OF 21 NO. APARTMENTS AT BRYN AWEL HOTEL, DENBIGH ROAD, MOLD (045180)

The Committee considered the report of the Acting Head of Planning Services in respect of this application which was the subject of a site visit on 24 November 2008. The usual consultations had been undertaken and the responses received detailed in the report. Additional comments received since the preparation of the report were circulated at the meeting.

The Acting Head of Development Control said the application was for the erection of 21 apartments on the site of the Bryn Awel Hotel in Mold. Since submission of the application and discussions with the applicant, the scheme had undergone amendments which reduced the number of apartments from 24 to 22 and finally to 21.

Whilst the re-development of this key site was welcomed as an opportunity to improve the current built form and the townscape of Mold, it was not considered that the proposals in their current form were acceptable in the context of the surrounding area. Whilst attempts had been made to revise the current scheme, it was not considered that the proposed amendments addressed the key issues.

Councillor P. G. Heesom moved approval of the application on a conditional basis which was duly seconded. He felt the principle of the development could be approved in terms of the footprint and the massing but a condition should be imposed for the applicant to satisfy the authority on the grounds of design and detailed matters.

Councillor Wright spoke in support of the officer's recommendation and said he was concerned with the tight bend below the hotel and also the number of vehicles any apartments would generate.

The local Member, Councillor J. C. Cattermoul said the building was untidy and she also felt that elements of the report were misleading; 24 policies were outlined but she felt not one of them was absolute and that they were all open to interpretation. She said the site was not near the High Street as was referred to in the report and questioned if Bryn Awel Hotel was doing well, then why was it before Members today. She referred to two sites in the nearby vicinity which had 36 and 37 dwellings on them.

A number of Members spoke in support of approval of the application and concurred with Councillor J. C. Cattermoul's comments about the current untidiness of the building. Councillor R. Jones said the application met all but one of the policies and he thought the applicant should be supported.

The Acting Head of Development Control said the design and appearance was fundamental on this site which could not be solved by way of a condition. Some suggestions from the planning officers had been taken on board but the scheme had not been revised in line with further advice.

The Acting Head of Planning Services said policies were not optional; each one needed to be met. Clear guidelines had been given to the applicant who had the remit to make the application economical. The authority wanted a design that would do justice to the town of Mold and he said there were still fundamental issues regarding massing and over development. He said the decision of the Committee would be respected but it would place constraints on the authority.

The Assistant Director (Democratic Services) said it was not advisable to grant permission based on the current untidy state of the application site; Members needed to determine if the scheme was satisfactory or not. On being put to the vote, approval of the application was CARRIED with a condition that the detail and design of the building was to be to the satisfaction of the authority.

RESOLVED:

That planning permission be granted with a condition that the detail and design of the building be to the satisfaction of the authority and any other such conditions as determined by the Acting Head of Planning Services.