

NORTHWICH TOWN COUNCIL
MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING
HELD ON WEDNESDAY 20TH APRIL, 2022

Members Present

A. Cooper (Vice Chair)
R. Cernik
C. Fox
T. Melville
D. Bowden

Also present

Theresa Cash - Council Secretary/Mayor's P.A.

PL 21/46 APPLICANT TO ADDRESS MEMBERS IN RELATION TO APPLICATION NO. 2

Applicant owning the land, gave background to Members regarding application. Former Church on the brownfield site now demolished. Proposed 5 semi detached properties, green space for community, which currently has a row of trees carrying TPO's. Discussion took place around replanting of trees with Cllr. Fox asking questions regarding bio-diversity and design. Illustrations viewed by Members of landscaping plans. Discussed parking and access arrangements. Applicant will purchase roads in addition to site. Discussed condition of roads. Open space will be maintained by a Management Company with residents paying a Service Charge. Feedback received from residents are positive. Cllr. Cooper advised NTC would oppose service charging for open spaces maintenance. Further discussion re concerns about parking on Dyar Terrace and the condition of the road and repair. Restricting street parking until road brought up to acceptable standard. A contribution of off site planting would be decision of CW&C under their 2 for 1 replacement to cover the loss of existing lime trees which are proposed to remove.

PL 21/47 APOLOGIES FOR ABSENCE, OR ABSENCE

Apologies received from Cllrs, A. Stott , J. Illidge, T. Melville and G. Emmett.

PL 21/48 DECLARATIONS OF INTEREST

Members to declare any interest under the following categories:

- Pecuniary Interest
- Outside Bodies Interest
- Family, Friend or Close Associate interest
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Cllr. A Cooper declared an interest in Application No. 2 as he is known to the Applicant.

PL 21/49 NOTING OF THE DISCUSSION MEETING

Discussion meeting took place virtually on 15th March, 2022. Comments submitted are attached.

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Date

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Cllr. A. Cooper
Vice Chair

PL 21/50 **PLANNING APPLICATIONS**

1. 22/00561/FUL
Erection of 21 dwellings including associated infrastructure.
Yoxall Joinery, Winnington Avenue, Northwich CW8 4EE
The Committee have concerns in relation to the proximity of properties to the rear, facing existing industrial units.
2. 22/00344/FUL
Erection of 10 semi detached dwellings
Land at Dyar Terrace Northwich
Concerns regarding parking on Dyar Terrace and would like to see included in the conditions that it should be repaired. Restriction on street parking with the road being brought up to an acceptable standard. Also if Cheshire West Council would consider adopting the road at the junction of Solway Road and Winnington Lane when brought up to standard. The landscape plan should be secured by a condition, and a contribution of off site planting to satisfy the CWAC 2 for 1 replacement to cover the loss of existing lime trees which proposals are to remove.
3. 19/02213/FUL ****Amendment/Additional Information****
Partial demolition of existing building and redevelopment of the site to provide covered car parking at ground floor level, office/conference space at first floor level, office/conference/function space at second floor level and an upper roof terrace.
Land to the rear of Northwich Fireplace Centre, Watling Street, Northwich
No comment
4. 22/00463/FUL
Residential development for 135 dwellings with associated access, landscaping, wildlife corridor, infrastructure, services and ancillary works.
Land at Winnington Avenue Northwich
This scheme should provide active travel links to north and south. Could the aesthetic appearance be improved?
5. 21/03810/FUL ****Amendment/Additional Information****
Proposed Light Industrial/industrial/Storage and Distribution buildings with Associated Vehicular access and parking.
Land opposite Kingfisher Court, Denton Drive Northwich.
No comment
6. 22/01182/CAT
Removal of 1 x willow tree
23 Yarwood Close Northwich
Please refer to the Tree Officer

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Date

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Cllr. A. Cooper
Vice Chair

7A. 22/00801/S73

Erection of a 3 storey residential development with associated car parking, landscaping and external works. – Variation of Condition 2 of 21/01438/FUL Car Park (Old VRBC Depot site) Tabley Street Northwich
No comment

7B ** Amendment/Additional Information**

VARIATION OF CONDITION 2 OF PERMISSION REF 21/01438/FUL (Erection of a 3 storey residential development with associated car parking, landscaping and external works) to make a minor material amendment to provide a sub station.

Car Park (Old VRBC Depot site) Tabley Street Northwich
No comment

8. 22/01031/CAT

Cut down 5 x Sycamore trees in the rear garden to ground level.
11 Wesley Place Northwich CW9 5NU
Please refer to the Tree Officer

9. 22/00911/FUL

Two storey rear extension and addition to window to side.
3 Carlton Road Northwich CW9 5PR
No comment

10. 22/00965/FUL

Single storey rear extension
19 Holly Walk Northwich CW8 4AR
No comment

11. 22/01128/TPO

Pollard Poplar (located at the far end of the group of trees) down to main unions. Sycamore trees (closest to the Poplar) to be felled to ground level. Sycamore trees further away to be crown reduced by up to 2m to tidy up crowns and remove dead to form an even shape balanced canopy.
Land at rear entrance of Car Park off Burrows Hill, Hartford Northwich
Please refer to the Tree Officer

PL 21/51

PROPOSED DIVERSION OF PUBLIC FOOTPATHS

Correspondence and maps were previously distributed among Members prior to this meeting, for consideration. No objections to the proposal, but would like to expediate accessibility improvements along this route at the point of proposed changes being made.

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Date

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Cllr. A. Cooper
Vice Chair

PL 21/52 DECISION NOTICES

1. 22/00386/FUL
Change of use of the ground floor to extend the existing retail unit
Resubmission of planning application 21/03293/FUL
16 Royle Street Northwich CW9 7AH
Approved
2. 22/00451/FUL
Single storey extension to rear.
113 Western Way Northwich CW8 4YJ
Approved
3. 19/02213/FUL ****AMENDMENT/ADDITIONAL INFORMATION****
Partial demolition of existing building and redevelopment of the site to provide covered car parking at ground floor level, restaurant at first floor level, and additional office/conference/function space at second floor level
Land to the rear of Northwich Fireplace Centre, Watling Street Northwich
Awaiting decision

PL 21/53 NEXT MEETING

The date of the next Planning and Environment Committee meeting will take place on Wednesday 18th May, 2022 at 6.30 p.m.

There being no further business, the meeting closed at 8.45 p.m.

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Date

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Cllr. A. Cooper
Vice Chair