

NORTHWICH TOWN COUNCIL
MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING
HELD ON MONDAY 26th SEPTEMBER 2022

Members Present Cllr A Stott (Chair)
Cllr A Cooper (V/Chair)
Cllr. Mrs. J. Illidge
Cllr. B. Holland

Also present Mrs. Theresa Cash – Council Secretary/Mayor's P.A.

PL 22/19 APOLOGIES FOR ABSENCE, OR ABSENCE

Apologies received from Cllrs. Bowden, B. Cernik, Emmett, and Dean. Cllrs. Fox and Melville did not attend.

PL 22/20 DECLARATIONS OF INTEREST

Members to declare any interest under the following categories:

- Pecuniary Interest
- Outside Bodies Interest
- Family, Friend, or Close Associate interest

There were no declarations of interest given.

PL 22/21 SIGNING OF THE MINUTES

Of the Planning and Environment Committee meeting held on Monday 22nd August and were noted at the Full Council Meeting held on Monday, 5th September, 2022. Proposed by Cllr. Cllr. Cooper, seconded by Cllr. Stott. All in favour.

PL 22/22 PLANNING APPLICATIONS

1. 22/02624/FUL

Alterations to existing side elevation windows and doors. Alterations to existing rear bay incorporating partial closing up the sides and formation of bi-fold door opening. Formation of rear terrace with associated balustrading and stepped access. (Resubmission of Application No. 21/03545/FUL)

150 Chester Road Northwich CW8 4AW

This application has been noted as refused.

2. 22/02965/CAT

Elder (T1) - Reduce growth property side by 1.5m. Sycamore (T2) – Reduce lateral spread property facing side by 2m and crown raise 5m over garden. Magnolia (T6) – Reduce height by 1m and sides by 0.5m to shape. Horse Chestnut (T10) – Reduce crown height by 3m and prune southern extended shoulder by 1.5m to balance. Crown lift drooping secondary lateral growth by 2.5m where reachable from bank (using poles). Clear epicormic/suckering growth at base and on main limbs.

Weaver Court, London Road Northwich CW9 5EU

No objections subject to the Tree Officers satisfaction with the proposal

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Date

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Cllr A Stott - Chair

3. 22/02694/FUL

Change of use from residential land to outdoor learning space for the local community,

49 Moss Road, Northwich CW8 4BQ

The Committee considers they are unable to submit comments as more information is required as follows:-

- **The access and egress arrangements**
- **Location for car parking and bike storage if the intention is to open to the public.**
- **Hours of operation to safeguard neighbouring residents and amenities**
- **Equipment proposed to ensure neighbours privacy.**

4. 22/02779/FUL

Removal of existing BT phone box and installation of a replacement BT street hub and associated display and advertisement to both sides of the unit.

Footpath outside 31 High Street Northwich

The Committee would prefer to see this sited at the original location as there would be more space surrounding. Existing proposal would prove too much of an obstruction given the existing al-fresco restaurant close by.

5. 22/02794/FUL

Removal of existing BT phone box and installation of a replacement BT street hub and associated display and advertisement to both sides of the unit.

Footpath outside Castle Post Office, Chester Road Northwich

No objections

6. 22/02783/FUL

Removal of existing BT phone box and installation of a replacement BT street hub and associated display and advertisement to both sides of the unit.

Footpath to side of Northwich Indoor Market, Apple Market Street/Watling Street Northwich

The Committee have concerns about the position in the public realm. Should be safeguarding Watling Street for pedestrians and cyclists to use the space around street furniture. We suggest this is reviewed in context to the wider Weaver Square regeneration.

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Date

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Cllr A Stott - Chair

7. 22/02715/FUL

Ground floor office suites, with 2 x 2 bed apartments and 4 x 1 bed apartments to the upper storeys with associated parking, refuse and cycle storage.

The Old Surgery, Sheath Street, Northwich CW9 5BH

The Committee have concerns that the application does not appear to be compliant with current SPD. Lack of standards.

- **Concerns regarding the access to bike storage appears to be by steps – should be ramped with enough width to accommodate a bike and trailer.**
- **Parking provision when taking into account business and residential needs.**
- **Electrical charging points should be 100%**
- **Height of building is likely to protrude above properties on Witton Street, and likely to be visible to the Grade 2 Brunner Library. For this reason we would expect a higher standard of design to reflect the timber framed Old Surgery and surrounding buildings. Therefore the height should be in keeping with other buildings in the vicinity.**
- **The footpath should be of a consistent standard for pedestrian safety.**

8. 22/02827/FUL

Demolition of existing outbuildings and erection of two storey extension.

Oral Implants Ltd., 29 Castle Street Northwich CW8 1BA

No objections

9. 22/02684/FUL

Demolition of existing Church building and manse, erection of new Church building including community facilities and café, construction of outdoor equipment store including new vehicular access – Variation of condition 2 (approved plans), condition 3 (hard and soft landscaping works) condition 4 (materials) condition 5 (works within the highway) condition 6 (turning and parking areas) condition 7 (construction management) condition 8 (surface water drainage) condition 9 (foul and surface water) condition 10-13 (land contamination) condition 14 (noise management plan) condition 15 (working hours) condition 16 (boundary treatments) condition 17 (external lighting) of Planning permission 19/03784/FUL

Emmanuel Evangelical Church, Old Hall Road Northwich CW9 8BJ

No objections

10. 22/03270/TPO

Felling of Oak (A1)

77 Moss Road Northwich

The Committee would refer this application to the Tree Officer, as there are concerns about the loss of an oak tree, but heartening to note the applicant intends to replant. There is a Tree Preservation Order on the tree and should be protected.

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Date

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Cllr A Stott - Chair

11.22/00877/FUL

Single storey rear extension

Castle Dene Castle Hill Cliff, Castle Street Northwich

No objections

12.22/02867/S73

Proposed partial removal of furnace bottom ash (FBA) bunding comprising of two bunds of lime bed 4 and the temporary manufacture of clinker blocks (utilising the extracted FBA) and associate works, including removal of lime (calcium carbonate) from lime bed 4 to lime bed 5, provision of a concrete working platform, temporary access routes, drainage, erection of hoardings and landscape restoration. Variation of conditions,

1,2,3,4,5,6,7,8,9,11,15,16,17,20,23,24,42,43 and 46, removal of ecological Conditions 34, 35 and 36 and replace with single condition and removal of Conditions 10,12,13,34,35,38,40 and 41 of planning permission

18/04735/FUL

Land off Cookes Lane Rudheath, Northwich

The Committee would want the spirit of the ecological conditions to be retained.

13.22/02931/FUL

Erection of detached annexe building (replacement)

Grove Cottage, Stanley Grove, Northwich CW9 7NP

No objections

14.22/03031/FUL

Change of use of part of the unit into a hot food takeaway and restaurant.

27B High Street, Northwich CW9 5BY

No objections

15.22/03543/CAT

Sycamore (T2843) – Crown lift to clear the lane by 5m and prune to clear the telephone line.

Castle Hill Farm, Barbers Lane Northwich Cheshire CW8 1DY

No objections subject to the Tree Officers satisfaction with the proposal.

16.22/03127/FUL

Single storey rear extension

18 Royle Street Northwich CW9 7AH

No objections

PL 22/23

NEXT MEETING

The date of the next Planning and Environment Committee meeting will take place on Monday 24th October, 2022 at 6.30pm

There being no further business, the meeting closed at 7.55pm

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Cllr A Stott - Chair