

NORTHWICH TOWN COUNCIL
MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING
HELD ON MONDAY 28th NOVEMBER 2022

Members Present Cllr A Stott (Chair)
Cllr. G. Emmett
Cllr. S. Bennett
Cllr. R. Cernik
Cllr. Mrs J. Illidge

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

PL 22/29 APOLOGIES FOR ABSENCE, OR ABSENCE

Apologies received from Cllrs. Bowden, Cooper, Fox and Holland. Cllr. Melville did not attend.

PL 22/30 DECLARATIONS OF INTEREST

Members to declare any interest under the following categories:

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

Cllr. Cernik declared an interest in any matters relating to Cheshire West and Chester Council.

PL 22/31 SIGNING OF THE MINUTES

Of the Planning and Environment Committee meeting held on Monday 24th October, and were noted at the Full Council Meeting held on Monday, 7th November, 2022. Proposed by Cllr. Emmett, seconded by Cllr. Stott. All in favour.

PL 22/32 PLANNING APPLICATIONS

1. 22/03616/LDC
Erection of detached garage to side of dwelling.
Brockhurst End, Brockhurst Way, Northwich CW9 8AL
No objections
2. 22/02694/FUL **AMENDMENT/ADDITIONAL INFORMATION
Change of use from residential land to outdoor learning space for the local community, to include an outbuilding and replacement side and rear fencing to maximum height of 1.8 metres.
49 Moss Road Northwich CW8 4BQ
No objections but we stand by our previous comments submitted
3. 22/03972/P14
Erection of PV panels on the roof.
Jeb Precision Ltd. Works Lane, Northwich CW9 7NW
No objections

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Date

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Cllr A Stott - Chair

4. 22/04043/FUL
Single storey rear extension
12 Winnington Lane Northwich CW8 4DE
No objections
5. 22/03738/FUL
Erection of a coffee shop with drive thru facility, erection of a restaurant with drive thru facility, three business/industrial units (Use Class E (g) (iii) B2/B8 (including trade counters), new access, parking provision, landscaping and other associated works including the demolition of buildings and change of use of existing building to commercial, business and service (Class E) use. Land off Station Road and Leicester Street, Northwich CW9 5LR
Despite the statement given, we have concerns regarding traffic flow and congestion, subject to Highways Planning. There is no evidence of a bike park, and there should be more provision for EV points.
6. 22/04051/TPO
Maple (T2) – Reduce to give 1-2m building clearance. Remove epicormic growth from stem and minor prune to release branches from phone wires. Laburnum (T3) – Tidy off small dead stub. Lime (T4) – Reduce to give 2-3m building clearance, remove epicormic growth up to 6m and minor crown lift over road to highway requirements.
St. John Vianney Presbytery, St. Wilfrid's R.C. Church 142 Witton Street Northwich CW9 5NP
No objections subject to the Tree Officers satisfaction with the proposal
7. 22/04075/TPO
2 x Sycamore (T1) – Weight reduce heavier limbs to help prevent risk of further failure (limb failed recently). 2 x Dying Beech (G1) on front boundary – Fell to low stump. Beech (T2) – Reduce crown by 2m
134 Chester Road Northwich CW8 4AW
No objections subject to the Tree Officers satisfaction with the proposal
8. 22/04151/CAT
1 x multi-stemmed Sycamore with poor structure and unions at base – request to reduce by 50% to eliminate risk of failure.
6 Castle Bank Northwich CW8 1BL
No objections subject to the Tree Officers satisfaction with the proposal
9. 22/04200/TPO
Remove specified tree within G2, the entirety of G3 and two stems within G5. Crown lift T3 and T5 to 4.5m site side. Inspect brace system in T3. Replace brace if necessary. Crown lift to G4 to 7m (removal small secondary branches.) Crown lift G7 to 4.5m site side. Crown lift two Yews within G8 to 3.5m site side.
Victoria Infirmary Winnington Street Northwich CW8 1AW
No objections subject to the Tree Officers satisfaction with the proposal

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Cllr A Stott - Chair

10.22/03897/FUL

Erection of 3 detached dwellings with associated landscaping.

Land to side of 2 Cranage Lane Northwich CW9 7LY

We have concerns about the loss of light and amenities, and fully endorse residents comments submitted. Further concerns regarding the height of the buildings in respect of neighbouring properties. We would also request sight of a tree and wildlife plan.

11.22/03945/FUL

Single storey rear extension and garage conversion.

129 Manchester Road Northwich CW9 7LS

No objections.

PL 22/33 NEXT MEETING

It was proposed by Cllr. Stott and seconded by Cllr. Emmett that the date of the next Planning and Environment Committee meeting will take place on Monday 23rd January, 2023 at 6.30pm. All in favour.

There being no further business, the meeting closed at 7.10 pm.

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Date

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Cllr A Stott - Chair