

NORTHWICH TOWN COUNCIL
MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING
HELD ON MONDAY 23RD JANUARY 2023

Members Present Cllr A Stott (Chair) Cllr. Ms C. Fox
 Cllr. G. Emmett Cllr. B. Holland
 Cllr. S. Bennett Cllr. R. Cernik
 Cllr. Mrs J. Illidge

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

PL 22/34 APOLOGIES FOR ABSENCE, OR ABSENCE

Apologies received from Cllrs. Bowden, (LOA) and A. Cooper. Cllr. Melville did not attend.

PL 22/35 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 22/36 SIGNING OF THE MINUTES

Of the Planning and Environment Committee meeting held on Monday 28th November, 2022 and were noted at the Full Council Meeting held on Monday, 12th December, 2022. Proposed by Cllr. Cernik seconded by Cllr. Bennett. All in favour.

PL 22/37 PLANNING APPLICATIONS

1. 22/04328/CAT
Silver birch (T1) – Reduce height by 3m and lateral spread up to 1m. Crown raise to 2.5m. Lime (T2) – Prune to clear sign both front and back. Lime (T3) Prune to clear sight splay of road sign. Lime (T7) – Reduce regrowth height by 2.5m and lateral spread by 1-1.5m. Crown raise to 2.5m. Lime (T8) – Reduce height by 1.5m and lateral spread by 1m. Crown raise to 2.5m. Townbridge Court, Castle Street Northwich CW8 1BG.
No objections, subject to the Tree Officers satisfaction with the proposal.
2. 22/03942/FUL
Conversion of part ground floor and all upper floors of vacant retail unit into 17 self-contained apartments and alterations to side and rear elevations. 2-6 Witton Street Northwich CW9 5AP.
The Committee have concerns regarding the retention of the heritage aspect of the building within the core town centre. No parking, no outside space, concerns with noise from neighbouring businesses. Concerns regarding the quality of units, loss of daylight, little or no view, the overall layouts with small windows, no internal windows.

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Cllr A Stott - Chair

22/03942/FUL cont'd

The property is 'hemmed in' by neighbouring properties. The proposed layout provides poor residential amenities. In principle, not opposed to the development, but the effect on the layout and density of the building in a Conservation Area and the provision of natural ventilation and natural light.

3. 22/04204/FUL

Demolition of vacant disused buildings associated with the existing hospital. Victoria Infirmary, Winnington Street Northwich CW8 1AW.

No objections

4. 22/04167/FUL

Subdivision of dwelling into 4 dwellings with new vehicle access. 180 Chester Road Northwich CW8 4AS.

The Committee have concerns regarding highway access and egress. Poor residential amenities.

5. 22/00561/FUL **AMENDMENT/ADDITIONAL INFORMATION**

Erection of 21 dwellings including associated infrastructure. Yoxall Joinery Winnington Avenue Northwich CW8 4EE.

The Committee stand by their previous comments and have no additional comments to add.

6. 22/00277/FUL

Demolition of existing rear extension and garage, erection of single storey rear extension and rear detached garage.

149 Chester Road Northwich CW8 4AD.

No objections

7. 22/04207/REM

Approval of reserved matters of 18/03930/OUT (appearance, landscaping, layout and scale)

Land rear of Weir Engineering Services Ltd., Winnington Avenue, Northwich.

No objections

8. 22/04080/FUL

Increase HMO rooms from 6 to 7

302 London Road Northwich CW9 8DX.

The Committee have serious concerns regarding the layout and density accommodation of the building.

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Cllr A Stott - Chair

9. 22/04460/FUL
Erection of 6 Bus Stops and associated works at Winnington Urban Village.
Winnington Urban Village, Winnington Avenue, Northwich.
No objections in principle but would want to ensure residents are fully consulted as to the precise position of the bus poles, and offering planting/landscaping on the verge, and we recommend that these conditions are applied.
10. 22/04451/FUL
Installation of 2 no. air source heat pumps
17-21 London Road Northwich CW9 5JQ.
No objections
11. 22/04529/FUL
Replacement of 6 x plywood red painted panels in fake fixed door faced measuring approx.. 50cm w x 180cm h each to 6 x clear double glazed glass units (retrospective)
The Old Fire Station Chester Way Northwich CW9 5JA.
No objections
12. 22/04542/FUL
Construction of an elective surgery facility including works to listed Verdin House, generator building and boiler house, mechanical plant, car parking, drainage, external lighting and hard/soft landscaping.
Victoria Infirmary Winnington Street Northwich.
No objections
13. 22/04543/LBC
Construction of an elective surgery facility including works to listed Verdin House, generator building and boiler house, mechanical plant, car parking, drainage, external lighting and hard/soft landscaping.
Victoria Infirmary Winnington Street Northwich.
No objections
14. 22/04553/FUL
Refurbishment of existing disused hospital ward.
Victoria Infirmary, Winnington Street Northwich.
No objections
15. 22/03867/FUL
Change of use from commercial to 5 no dwellings and demolition of rear warehouse.
241-243 Manchester Road Northwich CW9 7NE.
The Committee have concerns on the lack of residents amenities and the layout and density of dwellings.
16. 22/01884/FUL **AMENDMENT/ADDITIONAL INFORMATION
Single storey side and rear extension
278 London Road Northwich CW9 8AJ
No objections

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Cllr A Stott - Chair

17.22/04686/S73

Mixed use urban village comprising up to 1200 residential units, commercial (B1, B2 and B8) uses, retail (A1,A2,A3 and A4) leisure and community facilities (D1 and D2) primary school, open space, landscaping and associated infrastructure (Variation of conditions on 12/01838/S73 and the associated reserved matters approval 12/01837/REM for the re-plan of Plots 1 to 65 on Phase TW4 (Wallerscote Island) (now plots 1-60)

Proposed development at Winnington Lane and Winnington Avenue,
Northwich

No objections

PL 22/38 CLARKE TELECOM RESPONSE

Letter received from the above regarding pre-consultation for proposed radio base station installation. This matter discussed by the Committee, who agreed a suitable response.

Correspondence from Cheshire West and Chester Planning Department in response to comments submitted in respect of Application No 22/02694/FUL. The contents were noted.

PL 22/39 NEXT MEETING

The next Meeting will be held on Monday, 27th February, 2023 at 6.30 p.m.

There being no further business, the meeting closed at 7.40 pm.

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Cllr A Stott - Chair