

Town Clerk: Chris Shaw

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DATE 14th November 2023

To: The Members of Northwich Town Council's Planning and Environment Committee.

Dear Councillor

You are summoned to attend the meeting of the PLANNING AND ENVIRONMENT COMMITTEE to be
held in the Council Offices, 78 Church Road, Northwich, on Tuesday 21st November 2023 at
6.30p.m.

Yours sincerely

Chris Shaw

Chris Shaw

Chief Officer

AGENDA

1. APOLOGIES FOR ABSENCE OR ABSENCE

2. DECLARATION OF INTEREST

Members to declare any interest under the following categories:

- * Pecuniary interest
- * Outside bodies interest
- * Family, friend, or close associate interest.

3. SIGNING OF THE MINUTES

Of the Planning and Environment Committee meeting held on Tuesday 17th October 2023
and noted at the Full Council meeting on 2nd October 2023 to be approved.

4. PLANNING APPLICATIONS

Schedule of planning applications will be submitted.
Recommendations of the Committee are requested.

5. NEXT MEETING

The next Planning and Environment Committee meeting will be held on Tuesday 19th
December 2023 at 6.30 p.m.

Councillors:

Cllr Lee Siddall

Cllr Andy Kent

Cllr Janet Illidge

Cllr Catherine Fox

Cllr Patricia Parkes

Cllr Catarina Stewart

Cllr Andrew Cooper

Cllr Jo Callaghan

Cllr Andy Stott

Cllr Olwyn Dean

NORTHWICH TOWN COUNCIL
MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING
HELD ON TUESDAY 17th OCTOBER 2023

Members Present

Cllr Andy Stott
Cllr Lee Siddall
Cllr Patricia Parks
Cllr Andy Kent
Cllr Catriona Stewart
Cllr Andy Stott
Cllr Janet Illidge

Also present

Chris Shaw – Town Clerk
Liza Clansey – Assistant Town Clerk

PL 23/68 APOLOGIES FOR ABSENCE, OR ABSENCE

Apologies for absence received from Cllr Jo Callaghan, Cllr Andrew Cooper, Cllr Olwyn Dean and Cllr Catherine Fox.

PL 23/68 DECLARATIONS OF INTEREST

Members to declare any interest under the following categories:

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

Cllr Catriona Stewart and Cllr Andy Kent declared an interest in planning application at 23 The Crescent Northwich CW9 8AD. Proposal: Single storey side and rear extension, addition of side window. This is the road they both live on.

PL 23/69 SIGNING OF THE MINUTES

The minutes of the Planning and Environment committee meeting held on Tuesday 19th September 2023 and noted at the Town Council Meeting held on Monday 9th October 2023 be confirmed and approved as a true and accurate record with the following amendments noted: Cllr Janet Illidge and Cllr Andy Stott sent in their apologies for the meeting.

Proposed by Cllr Lee Siddall and seconded by Cllr Andy Stott, all agreed.

PL 23/70 PLANNING APPLICATIONS

1. Reference Number: 23/02991/TPO

Site Address: 2 Tall Trees Close Northwich CW8 4YA

Proposal: Rear garden Lime Tree - re-pollard to previous pollard points. Rear Garden Oak tree - remove epicormic growth from main stem.

Refer to tree officer

2. Reference Number: 23/03080/FUL

Site Address: 24 Church Road Northwich CW9 5NT

Proposal: Conversion of single dwelling-house into 2 self-contained flats together with internal and external alterations.

No comments

3. Reference Number: 23/02986/FUL

Site Address: 41-43 Wolsten Croft Northwich CW8 4DL

Proposal: Change of use of 3 units in Class B2/B8 use to indoor sports hall (Padel Tennis) sui generis and ancillary works.

No comments

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Date

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Cllr A Stott – Chair

4. Reference Number: 23/02965/FUL

Site Address: Dale Cottage Dales Square Northwich CW9 8AH

Proposal: Erection of detached single storey garden room/hobbies studio to rear garden.

No comments

5. Reference Number: 23/02766/FUL

Site Address: Land At Winnington Avenue Northwich

Proposal: Re-engineering, remediation (through the creation of a development platform), restoration, and subsequent installation of a commercial scale photovoltaic solar park including a battery energy storage system (BESS) and other associated development.

It was agreed that NTC would put in their objections to this planning application, Cllr Catriona Stewart drafted out the response to be placed on the website.

Town Council planning committee met on 17th October 2023 where the proposed solar farm in Winnington was discussed at length. Councillors are mindful of collective responsibility and moral duty to respond to the climate emergency. This means any objection from the Town Council to a planning application for a solar installation should have a very high bar if objections are to be made. It was the view of all councillors at the planning committee that this high bar had been met and ask Cheshire West and Chester to note our strongest objections.

Northwich Town Council's objections are in relation to the many years of works as well as the impact of the works on local infrastructure which is already stretched and, in the case of Winnington Bridge, at risk of failing. The council does not object to the solar farm in principle but to the impact of the proposed implementation.

The planning application notes the works are estimated to take five years. However, in reality the experience is that building and infrastructure work generally exceeds estimations for completion, sometimes substantially so. Winnington Bridge has been classed as 'borderline immediate risk structure' with its condition noted as 'poor.' The existing road network in Northwich is already at capacity with high levels of traffic and congestion throughout the day. The proposal would bring hundreds of HGV trips to deliver material to cover the lime beds six days a week over many hours will put the bridge at even greater risk. It will add to congestion in an already congested network of roads. It will also impact negatively on air quality and noise levels over an unacceptably long period of the day (7.30am-6pm on weekdays and 7.30-4pm on Saturday, giving residents very limited respite and peace for many years). Cheshire West and Chester Council have already commented that the three way traffic signal at the bridge causes significant congestion and emissions. CW&C was refused levelling up funding for a new bridge demonstrating a lack of concern for the safety and welfare of the community before the additional burdens of this planning proposal which would exacerbate the situation and risk considerably and in the view of the Town Council, to a wholly unacceptable level.

The Town Council's concerns go beyond the immediate impact on the Winnington Bridge the local roads. While we acknowledge that every KW of solar energy is one not using fossil fuels, the main beneficiaries of the project would be TATA. TATA would receive free electricity and financial benefits under the Climate Change Levy and Smart Export Guarantee scheme. The community would pay the cost in reduced air quality, significant disruption and the risk to roads and the Winnington Bridge. Councillors wondered whether there might be alternative ways of bringing in the material to raise the level of the lime beds; possibly using the existing canal/river network or using rail (where track could be repurposed for the community when work was complete as a cycle track for example).

As Northwich Town Councillors we ask that you consider the serious concerns we have raised, as individual councillors responding, and this objection from the Council. In considering the benefits of a solar farm, as we acknowledge there are for everyone in terms of climate change and for TATA in the considerable financial benefits they will receive, we ask that CW&C and TATA engage in meaningful and serious dialogue with the community who will be so adversely affected during the period of construction.

We hope you will consider our objections in your consideration of the above planning application.

6. Reference Number: 23/02929/FUL

Site Address: Land To The South West of Winnington Hall Winnington Lane Northwich
Proposal: Installation of a solar array and erection of associated fencing.

No comments

7. Reference Number: 23/02670/FUL

Site Address: 23 The Crescent Northwich CW9 8AD
Proposal: Single storey side and rear extension, addition of side window.

No comments

8. Reference Number: 23/02918/FUL

Site Address: 127B Middlewich Road Northwich CW9 7BY
Proposal: Single Storey Rear Extension (re-submission of application 20/01466/FUL).

No comments

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Date

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Cllr A Stott - Chair

9. Reference Number: 23/03067/PMA

Site Address: 14 - 16 Witton Street Northwich CW9 5EB
Proposal: Change of use of the first floor from retail shop to 2 self-contained flats.
Upgrading of single-glazed windows into double-glazed windows on front elevation retaining colour and style of existing windows and replacement of access door to the flats.

Planning committee raised several issues regarding this application. There is already an issue with bins and waste from residents with dwellings within the town area, this would add to this, the bin/waste issue needs addressing. Safety issues for residents at nighttime with dim lighting and very dark back entry areas. Retail units already struggle with use of this service area without an additional four car space being taken for residents, there is also currently issues with deliveries and parking for retail units.

10. Reference Number: 23/03103/FUL

Site Address: 103 Cromwell Road Northwich Cheshire CW8 4BW
Proposal: Single storey rear extension

No comments

PL 23/71 DLUHC CONSULTATION ON LOCAL PLANS

Cllr Catherine Fox replied on behalf of Northwich Town Council to NALC regarding the DLUHC consultation on local plans.

Members thanked Cllr Catherine Fox for her time and efforts in drafting out the reply.

PL 23/72 NEXT MEETING

The next Meeting will be held on Tuesday 21st November 2023 at 6.30 p.m.

There being no further business, the meeting closed at 19.30.

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Date

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Cllr A Stott - Chair

Report to : Planning & Environmental

Meeting Date : 21st November 2023

Agenda Item : 4

Prepared By : Liza Clansey

Subject : Planning Applications



Planning Applications

1. Site Address: 11 Lee Drive Northwich CW8 1BW
Proposal: New front drive and dropped kerb
Reference Number: 23/02559/FUL
2. Site Address: 18 Queensgate Northwich CW8 1DX
Proposal: Two storey rear extension and alteration to existing rear roof pitch
Reference Number: 23/03240/FUL
3. Site Address: 27 Winnington Lane Northwich CW8 4DE
Proposal: Change of use from a hair dressers to a takeaway
Reference Number: 23/02350/FUL
4. Site Address: 9 Witton Street Northwich CW9 5DE
Proposal: Proposed siting of 4 No. Sports betting terminals within existing sui generis Adult Gaming Centre use
Reference Number: 23/03355/FUL
5. Site Address: 115 Witton Street Northwich CW9 5DY
Proposal: 1no fixed illuminated fascia sign and 1no fixed illuminated hanging sign (to replace existing part-retrospective)
Reference Number: 23/03171/ADV
6. Site Address: 11 Sandeman Crescent Northwich CW8 4ZG
Proposal: Moving of garden fence outwards towards land boundary, in order to facilitate better maintenance and re-wilding of area.
Reference Number: 23/02988/FUL
7. Site Address: Cemetery House 78 Church Road Northwich CW9 5PB Proposal:
Removal of Conifer in the corner of Northwich Town Council yard. Growing into the building and interfering with the telegraph cables.
Reference Number: 23/03301/CAT
8. Site Address: 114 Old Hall Road Northwich CW9 8BU
Proposal: Single storey extension
Reference Number: 23/03238/FUL
9. Site Address: Winnington Urban Village Winnington Avenue Northwich
Proposal: Erection of 6 Bus Stops and associated works at Winnington Urban Village
Reference Number: 22/04460/FUL
10. Site Address: 22 Foxendale Close Northwich Cheshire CW8 4GZ

Proposal: Garage conversion into utility room and office with a link corridor to the existing dwelling.
Reference Number: 23/03187/FUL

11. Site Address: 14 - 16 Witton Street Northwich CW9 5EB

Proposal: Removal of existing shutter and replacement with two shutters to allow formation of two retail units.

Reference Number: 23/03148/FUL