

Chief Officer: Chris Shaw

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DATE 20th August 2024

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 27th August 2024 at 5.00pm.

Yours sincerely

Chris Shaw

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Chief Officer

AGENDA

- 1. Apologies for 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**
3.1 Of the Planning and Environment Committee meeting held on Tuesday 22nd July 2024 and to be noted at the Full Council meeting on Monday 2nd September 2024 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 Monday 23rd September 2024 at 5pm.

Councillors:

Cllr Bob Cernik

Cllr Jo Callaghan

Cllr Andy Stott

Cllr Patricia Parkes

Cllr Andy Kent

Cllr Catherine Fox

Cllr Janet Illidge

Cllr Catriona Stewart

NORTHWICH TOWN COUNCIL
MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING
HELD ON MONDAY 22nd JULY 2024

Members Present

Cllr Jo Callaghan
Cllr Andy Stott
Cllr Catherine Fox
Cllr Bob Cernik
Cllr Catriona Stewart
Cllr Andy Kent
Cllr Catherine Fox

Also present

Chris Shaw – Chief Officer

PL 24/09 TO ELECT A VICE CHAIR FOR 2024/25

Cllr Robert Cernik proposed Cllr Catriona Stewart to be vice chair for 2024/25, this was seconded by Cllr Catherine Fox

All agreed.

Cllr Catriona Stewart to be Vice Chair for 2024/25

PL 24/10 APOLOGIES FOR ABSENCE, OR ABSENCE

Apologies for absence received from Cllr Janet Illidge, Cllr Patricia Parkes was not present.

PL 24/11 DECLARATIONS OF INTEREST

Members to declare any interest under the following categories:

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

PL 24/12 SIGNING OF THE MINUTES

The minutes of the Planning and Environment Committee meeting held on Tuesday 28th May 2024 and to be noted at the Full Council meeting on Monday 3rd June 2024 be confirmed and approved as a true and accurate.

Proposed by Cllr Catherine Fox, seconded by Cllr Jo Callaghan

All agreed

Date Cllr Andy Stott

The minutes of the Planning and Environment Committee meeting held on Tuesday 25th June 2024 and to be noted at the Full Council meeting on Monday 1st July 2024 be confirmed and approved as a true and accurate.

Proposed by Cllr Catherine Fox, seconded by Cllr Jo Callaghan

All agreed

PL 24/13 PLANNING APPLICATIONS

1.The Crescent Northwich CW9 8AD

Proposal: Single storey rear/side extension

Reference Number: 24/01683/FUL

No Comment

2. 201 - 203 Middlewich Road Northwich CW9 7DN

Proposal: Change of use from a tool hire shop to a hand car wash and valet business
with storage/staff facilities and rear building to motor vehicle workshop -
Retrospective.

Reference Number: 24/01101/FUL

Detrimental to the residential amenity of the surrounding properties.

3. Moss Farm Sports and Leisure Complex Moss Lane Northwich CW8 4BG

Proposal: 3G synthetic pitch with sports lighting, perimeter fencing, drainage, storage
container, access, car park and associated landscaping

Reference Number: 24/01441/FUL

No Comment

Date Cllr Andy Stott

4. Land At Oldhams Hill Winnington Street Northwich

Proposal: Erection of one detached dwelling

Reference Number: 21/02333/FUL

No Comment

5. 97 Carlton Road Northwich CW9 5PW

Proposal: Single storey rear extension with new detached outbuilding

Reference Number: 24/01580/FUL

No Comment

6. Land of The South of Chester Way Peter Street Northwich

Proposal: Development of a 72-bed Class C2 care home, with ancillary communal facilities, means of access, landscaping, open space and all other works and infrastructure.

Reference Number: 24/01535/FUL

1. Concern over biodiversity loss and how this will be compensated for and how extra BNG will be achieved.
2. Access/egress is not satisfactory of Chester Way either temporary or permanent, we have concerns over road safety.
3. A three storey building is not in keeping with two storey terraces on Peter Street and we have concerns regarding increased parking and traffic that this development will create.
4. Note the comments from the archaeological officer on the area and the need for an archaeological survey to be undertaken.

PL 24/14 NEXT MEETING

The next meeting will be held on Tuesday 27th August 2024 at 5pm.

There being no further business, the meeting closed at 5.40pm

Date **Cllr Andy Stott**

Report to : Planning & Environmental

Meeting Date : 27th August 2024
Agenda Item : 5
Prepared By : Chris Shaw
Subject : Planning Applications



Planning Applications

1. Site Address: 252 London Road Northwich CW9 8AJ

Proposal: Single storey side extension, replacement roof and photovoltaics, replacement external doors and windows and new external window openings

Reference Number: 24/01968/FUL

2. Site Address: Condate Retail Park Station Road Northwich CW9 5LR

Proposal: Variation of Conditions 2, 4, 5, 7, 15 & 17 of 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 Class B8 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

Reference Number: 24/01790/S73

3. Site Address: Waters Cross Watling Street Northwich CW9 5FY

Proposal: Removal of condition 33 (removal of restriction on occupancy to over 55 year olds and partners) on permission 18/03361/FUL (Demolition of all existing buildings and structures, and redevelopment of the site for residential development comprising of 70 units (Use Class C3), along with ancillary commercial space (Use Class A3), hard and soft landscaping, car parking and other associated works - amendment to application 17/02751/FUL)

Reference Number: 24/02240/S73

4. Site Address: Winnington Park Rugby Club Burrows Hill Hartford Northwich CW8 3AA

Proposal: Installation of new lighting columns along with LED floodlights to grass 3rd team pitch

Reference Number: 24/02015/FUL

5. Site Address: Land and Car Park Waters Cross Watling Street Northwich

Proposal: T1 - 6866 Tilia cordata (Small-leaved Lime) - reduce 1-2m for street lights clearance T2 – 6865 Tilia cordata (Small-leaved Lime) - basal shoot remove from ground level to 4m, reduce 1-2m street lights clearance T3 - 6864 Tilia cordata (Small-leaved Lime) - crown lift 5m T4 - 6863 Tilia cordata (Small-leaved Lime) - remove basal shoots from ground level to 4m T5 - 6862 Tilia cordata (Small-leaved Lime) - remove basal shoot from ground level to 4m,

crown lift 5m T6 - 6861 Tilia cordata (Small-leaved Lime) - remove basal shoots to 4m G1 n/a
Various overhanging from woodland - crown raise 5 metres the overhanging branches to car park

Reference Number: 24/02279/CAT

6. Site Address: 24 Witton Street Northwich CW9 5EB

Proposal: Certificate of Lawfulness for existing use or development (CLEUD) to confirm that the lawful use of unit 1, 24 Witton Street, Northwich is Class E (Commercial, Business and Service).

Reference Number: 24/02016/LDC

7. Site Address: 16 Royle Street Northwich CW9 7AH

Proposal: Single storey rear extension for stock room as part of KS Stores.

Reference Number: 24/01930/FUL

8. Site Address: 32 Agecroft Road Northwich Cheshire CW9 7HY

Proposal: Two storey side extension

Reference Number: 24/02108/FUL

9. Site Address: 24 Lime Avenue Northwich CW9 8DS

Proposal: Single storey rear extension

Reference Number: 24/02259/FUL