

Chief Officer: Chris Shaw

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DATE 17th March 2025

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 Monday 24th March at 5.00pm.

Yours sincerely

Chris Shaw

Chris Shaw

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 Monday 24th February 2025 and noted at the Full Council meeting on Monday 3rd March 2025 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 28th April 2025 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 24TH FEBRUARY 2025

Members Present

Cllr Jo Callaghan
Cllr Catriona Stewart
Cllr Patricia Parks
Cllr Andy Kent
Cllr Janet Illidge – arrived 5.23

Also present

Liza Clansey – Registrar & Wellbeing Manager

PL 24/45 APOLOGIES FOR ABSENCE, OR ABSENCE

Apologies were received from Cllr Andy Stott, Cllr Bob Cernik and Cllr Catherine Fox

PL 24/46 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 declarations of interest given for ref 25/00092/FUL 64 The Crescent, Northwich as Cllr Jo Callaghan, Cllr Andy Kent and Cllr Catriona Stewart live on the Crescent.

PL 24/47 SIGNING OF THE MINUTES

The minutes of the Planning and Environment Committee meeting held on Monday 27th of January 2025 and to be noted at the Full Council meeting on Monday 3rd February 2025 be confirmed and approved as true and accurate.

Proposed by Cllr Jo Callaghan, seconded by Cllr Andy Kent

PL 24/48 PLANNING APPLICATIONS

1. Site Address: Waterloo House Marine Approach Northwich CW8 1GH

Proposal: Willow (T1) - Reduce back to the wall by up to 3m and crown lift up to 3m on Marine Approach car park side. Sycamore (T2) - Remove 2 lower laterals that overhand on Marine Approach side. Lime (T3) - Reduce back over car park by up to 2 metres and crown lift to 3m. Ornamental Pear (T4) - Reduce back over car park by up to 2m and crown lift to 3m. 2x Maples (T5)

Date

**Cllr Catriona Stewart
Vise Chair**

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and T6) - Pollard to previous cuts approximately 3m. 3x Ornamental Pears (T7, T8, T11) - Crown lift to 2.5m. Ornamental Pear (T9) - Crown lift by removing 5 of the lowest laterals. Ornamental Pear (T10) - Trim extending branches by up to 0.5m to reshape.

Reference Number: 25/00189/CAT

Comment: Refer to tree officer

2. Site Address: 126 Chester Road Northwich CW8 4AN

Proposal: Erection of single storey side and rear extensions.

Reference Number: 25/00102/FUL

Comment: No comment

3. Site Address: 180 Chester Road Northwich CW8 4AS

Proposal: Conversion of commercial unit and dwelling into commercial unit (Chip Shop) with first floor flat and two new dwellings with new access onto Beach Road.

Reference Number: 24/03571/FUL

Comment: No comment

4. Site Address: 16 Owen Street Northwich CW9 7AD

Proposal: Two storey side extension

Reference Number: 25/00080/FUL

Comment: No comment

5. Site Address: Flat 64 Station Road Northwich CW9 5RB

Proposal: Roof terrace on existing rear single storey outrigger (retrospective)

Reference Number: 24/03557/FUL

Comment: No comment

Date

**Cllr Catriona Stewart
Vise Chair**

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6. **Site Address: 64 The Crescent Northwich CW9 8A**
Proposal: Demolition of existing rear outrigger, alteration to rear extension roof, rear dormer, alteration to windows and doors

Reference Number: 25/00092/FUL

Comment: No comment

7. **Site Address: 174 London Road Northwich CW9 8AA**
Proposal: Change of use from chiroprapist premises back to residential use.
Reference Number: 25/00147/FUL

Comment: No comment

8. **Site Address: Victoria Infirmary Winnington Street Northwich CW8 1AW**
Proposal: Internal alterations to block up a door and create new doorway to office (Room 9) to provide accessible WC

Reference Number: 25/00186/LBC

Comment: No comment

Cllr Janet Illidge arrived 5.23pm

9. **Site Address: 2 Dunster Close Northwich CW9 8EW**
Proposal: Two storey extension to side
Reference Number: 25/00221/FUL

Comment: Please reinstate grass verge on completion. Check angles overlooking No 7

10. **Site Address: Weaver Shipyard Saxons Lane Northwich CW8 1LB**
Proposal: Approval of reserved matters (details of appearance, layout, scale and landscaping) following outline approval under 18/01170/OUT for Mixed use redevelopment of existing shipyard to provide leisure marina (encompassing moorings) and up to 83 residential dwellings.

Reference Number: 24/03833/REM

Comments:

Concerns that in mitigating against flooding on new development, may impact Marshall's footbath flooding.

There will be a massive increase of traffic on Darwin Street which is already very busy at school times.

Date

**Cllr Catriona Stewart
Vise Chair**

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Northwich Town Council has is concerned about the biodiversity at Marshalls Arms nature reserve being affected as this has an inhabitant of rare species and the ecosystem could be threatened.

Serious concerns about transport consultation being unconvincing.
The area is already congested and with an additional 83 properties with a minimum of 2 car parking spaces each, this would have a big impact on traffic.

For such an interesting site location, the design is very unimaginative.

Date

Cllr Catriona Stewart
Vise Chair

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DRAFT

Report to : Planning & Environmental

Meeting Date : 24th March 2025

Agenda Item : 4

Prepared By : Cath Kirwan

Subject : Planning Applications



Planning Applications

1. Site Address: Danebank House Langley Road Northwich CW9 8AW

Proposal: Conversion to residential use. This application seeks to remove condition 3 of planning permission 11/05547/FUL (permitted development rights removed).

Reference Number: 25/00408/S73

2. Site Address: 53 Middlewich Road Northwich CW9 7BP

Proposal: Erection of detached dwelling

Reference Number: 24/02402/FUL

3. Site Address: 4 Beach Road Hartford Northwich CW8 4BA

Proposal: Single storey side/rear extension

Reference Number: 25/00577/FUL

4. Site Address: Dane House Chester Way Northwich CW9 5FW

Proposal: Alterations to existing roof to change from flat roof to pitched roof conversion

Reference Number: 25/00261/FUL

5. Site Address: 22 Tealby Close Northwich CW9 5QN

Proposal: Erection of single storey side and rear extension.

Reference Number: 25/00434/FUL

6. **Site Address:** 241 - 243 Manchester Road Northwich CW9 7NE
Proposal: Conversion of existing office premises with E(g) (1) class of use to a creche, E(f) Class of use on the ground floor and two one bedroom apartments, C3(a) class of use on the first floor, together with demolition of the rear storage area to form outside play area.
Reference Number: 25/00372/PDG
7. **Site Address:** 37 - 39 Station Road Northwich CW9 5LT
Proposal: Change of use from a former betting shop to a hot food takeaway - variation of condition 3 of planning application 20/04185/FUL - to change operation times of business
Reference Number: 25/00205/S73
8. **Site Address:** 37 - 39 Station Road Northwich CW9 5LT
Proposal: Single storey front extension, single storey side extension, part single/ part two storey rear extension
Reference Number: 25/00549/FUL