

NORTHWICH TOWN COUNCIL
MINUTES OF THE PLANNING AND ENVIRONMENT
COMMITTEE MEETING HELD ON TUESDAY 27TH MAY 2025

Members Present Cllr Catherine Fox
Cllr Andy Stott
Cllr Patricia Parkes
Cllr Emma Guy
Cllr Graham Emmett
Cllr Stephen Harcombe

Also present Cath Kirwan – Deputy Chief Officer/RFO

PL 26/01 TO APPOINT A CHAIRMAN & VICE CHAIRMAN FOR 2025/2026

Cllr Andy Stott to be Chair of Planning

Proposed by Cllr Catherine Fox and Cllr Patricia Parkes

All Agreed

Cllr Catherine Fox to be Vice Chair of Finance

Proposed by Cllr Graham Emmett seconded Cllr Emma Guy

All Agreed.

RESOLVED

PL 26/02 APOLOGIES FOR ABSENCE, OR ABSENCE

Apologies were received from Cllr Janet Illidge, Cllr Bob Cernik, Cllr Jo Callaghan and Cllr Arthur Neil

PL 26/03 DECLARATIONS OF INTEREST

Members to declare any interest under the following categories:

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

PL 26/04 SIGNING OF THE MINUTES

The minutes of the Planning and Environment Committee meeting held on Monday 25th March and to be noted at the AGM on Monday 19th May 2025 be confirmed and approved as a true and accurate.

Proposed by Cllr P Parkes seconded by Cllr Andy Stott

Date **Cllr Andy Stott**
Chair

PL 26/05 PLANNING APPLICATIONS

Planning Applications – April 2025

- 1. Site Address: 153 Chester Road Northwich CW8 4AD**
Proposal: 1x Lime - request to crown lift to approximately 3m from property to gain clearance from roof
Reference Number: 25/01204/TPO

Comment: Refer to Tree Officer
- 2. Site Address: 19 High Street Northwich CW9 5BZ**
Proposal: Replacement of principle window frames and larger entrance door on a like for like basis
Reference Number: 25/00718/FUL

Comment: No comment
- 3. Site Address: Bowling Green Inn 164 London Road Northwich CW9 8AA**
Proposal: To replace existing signs and lighting including replacing planter boxes And repainting the exterior.
Reference Number: 25/00909/LBC

Comment: No comment
- 4. Site Address: Flat 64 Station Road Northwich CW9 5RB**
Proposal: Erection of rear extension and installation of roof terrace with associated screening on existing rear single storey outrigger (retrospective)
Reference Number: 24/03557/FUL

Comment: No comment
- 5. Site Address: 7 Kingsley Drive Northwich CW9 8AZ**
Proposal: Oak (T1) - Fell to ground level and replant with 2x native broadleaves in different part of garden
Reference Number: 25/01123/TPO

Comment: Refer to Tree Officer
- 6. Site Address: 2 To 6 and 10 Witton Street Northwich CW9 5AP**
Proposal: Conversion of part of ground floor and all upper floors to twelve apartments, alterations to side and rear elevations.
Reference Number: 25/00677/FUL

Comment: Members are concerned over the light in the property and that it retains a shop frontage. Also parking could be a problem.

Date

Cllr Andy Stott
Chair

- 7. Site Address: Leftwich Community Primary School Old Hall Road Northwich CW9 8DH**

Proposal: Demolition of an existing teaching block (Portakabin) and the erection of a new stand alone teaching unit and associated external works to include seating and play areas

Reference Number: 25/00661/FUL

Comment: No comment

8. Site Address: 16 Winnington Street Northwich CW8 1AD

Proposal: 4 dwellings

Reference Number: 25/01065/PIP

Comment: Members decided that full planning permission should be applied for as the previous planning permission has now elapsed and has not been approved so no planning in principal.

Planning Applications – May 2025

9. Site Address: 33 Carlton Road Northwich CW9 5PW

Proposal: Replacement conservatory to rear of property following demolition of existing conservatory

Reference Number: 25/00993/FUL

Comment: No comment

10. Site Address: Victoria Infirmary Winnington Street Northwich CW8 1AW

Proposal: Installation of ANPR cameras to existing car park layout

Reference Number: 25/00947/FUL

Comment: No comment

11. Site Address: 23 Manor Drive Northwich CW9 7HR

Proposal: Two storey side and first floor rear extension constructed over part of the existing ground floor extension

Reference Number: 25/00999/FUL

Comment: No comment

12. Site Address: 78 Western Way Northwich CW8 4YL

Proposal: Single storey rear extension

Reference Number: 25/00966/FUL

Comment: No comment

13. Site Address: 17 Moss Road Northwich CW8 4BQ

Proposal: Erection of single storey extension

Reference Number: 25/01057/FUL

Comment: No comment

Date

Cllr Andy Stott.....
Chair

14. Site Address: 62 The Crescent Northwich CW9 8AD

Proposal: Single storey side and rear extensions

Reference Number: 25/01141/FUL

Comment: No comment

15. Site Address: NatWest 16 - 18 High Street Northwich CW9 5BN

Proposal: The replacement of the external ATM to the east elevation.

Reference Number: 25/01193/FUL

Comment: No comment

16. Site Address: Land North of Dane House Adjacent to River Dane Chester Way Northwich

Proposal: Erection of a building providing self-storage and shared work and meeting space, and a separate drive through coffee shop, together with parking including electric vehicle charging bays and associated infrastructure.

Reference Number: 25/00889/FUL

Comment: Members have concerns due to the location and being adjacent to the river and is not in line with planning. This is an inappropriate use of the site. Also there are concerns over traffic as this is a very busy road.

17. Site Address: One School Global Hartford Manor Greenbank Lane Northwich CW8 1HW

Proposal: Change of use of site to school (Use class D1) on the ground floor of Hartford Manor and adjoining building, and retention of B1 office use on first and second floors of Hartford Manor - (Variation of condition 3 (opening hours) of planning permission 17/05276/FUL) - Variation of condition 2 (classroom hours) and condition 3 (framework travel plan) of planning permission 25/01240/S73.

Reference Number: 25/01240/S73

18. Site Address: Land Adjacent To 12 Moss Terrace Winnington Lane Northwich CW8 4DY

Proposal: Outline planning application for 2no. self-build and custom dwellings

Reference Number: 25/01079/OUT

Comment: Members have concerns over the bus stop location

PL 26/06 NEXT MEETING

The next meeting will be held on Monday 23rd June 2025 at 5pm.

There being no further business, the meeting closed at 5.35pm.

Date

**Cllr Andy Stott.....
Chair**