

Chief Officer: Chris Shaw

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DATE 21st May 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 Tuesday 27th May at 5.00pm.**

Yours sincerely

Chris Shaw

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Chief Officer

AGENDA

1. **Apologies for absence**
2. **To Appoint Chair 2025/2026**
3. **To Appoint Vice Chair for 2025/2026**
4. **Declaration of Interest**
Members to declare any interest under the following categories:
 - * Pecuniary interest
 - * Outside bodies interest
 - * Family, friend, or close associate interest
5. **Signing of the Minutes**
 - 5.1 Of the Planning and Environment Committee meeting held on Monday 24th March 2025 and noted at the Full Council meeting on Monday 7th April 2025 to be approved.
 - 5.2 Of the Planning and Environment Committee meeting held on Monday 22nd April 2025 and noted at the Full Council meeting on Monday 19th May 2025.
6. **Planning Applications**
Schedule of planning applications will be submitted.
Recommendations of the Committee are requested.
7. **Next Meeting**
The next Planning and Environment Committee meeting will be held on Monday 23rd June 2025 at 5pm.

Councillors:

Cllr Bob Cernik
Cllr Jo Risley
Cllr Emma Guy
Cllr Arthur Neil

Cllr Patricia Parkes
Cllr Andy Stott
Cllr Catherine Fox

Cllr Janet Illidge
Cllr Stephen Harcombe
Cllr Graham Emmett

NORTHWICH TOWN COUNCIL
MINUTES OF THE PLANNING AND ENVIRONMENT
COMMITTEE MEETING HELD ON MONDAY 25th MARCH 2025

Members Present

Cllr Andy Stott
Cllr Andy Kent
Cllr Bob Cernik
Cllr Catriona Stewart
Cllr Patricia Parkes
Cllr Janet Illidge

Also present Cath Kirwan – Deputy Chief Officer/RFO

PL 24/49 APOLOGIES FOR ABSENCE, OR ABSENCE

Apologies were received from Cllr Catherine Fox and Cllr Jo Callaghan

PL 24/50 DECLARATIONS OF INTEREST

Members to declare any interest under the following categories:

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

PL 24/51 SIGNING OF THE MINUTES

The minutes of the Planning and Environment Committee meeting held on Monday 24th February and to be noted at the Full Council meeting on Monday 3rd March 2024 be confirmed and approved as a true and accurate.

Proposed by Cllr Catriona Stewart seconded by Cllr Patricia Parkes

PL 24/52 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

Comment: This planning application is unclear, and no comments were made due to this.

Date

**Cllr Andy Stott
Chair**

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

Proposal: Erection of detached dwelling

Reference Number: 24/02402/FUL

Comment: No comment

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

Proposal: Single storey side/rear extension

Reference Number: 25/00577/FUL

Comment: No comment

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

Comment: No comment

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

Proposal: Erection of single storey side and rear extension.

Reference Number: 25/00434/FUL

Comment: No comment

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

Comment: No comment

Date

Cllr Andy Stott.....
Chair

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

Comment: No comment

8. Site Address: 30 Alfred Street, Northwich

Proposal: Single storey front extension, single storey side extension, part single/ part two storey rear extension

Reference Number: 25/00549/FUL

Comment: No comment

PL 24/53 NEXT MEETING

The next meeting will be held on Monday 28th April 2025 at 5pm.

There being no further business, the meeting closed at 5.45pm.

Date

Cllr Andy Stott.....
Chair

NORTHWICH TOWN COUNCIL
MINUTES OF THE PLANNING AND ENVIRONMENT
COMMITTEE MEETING HELD ON MONDAY 22nd APRIL 2025

Members Present

Cllr Patricia Parkes
Cllr Jo Callaghan

Also present

Liza Clansey – Registrar & Wellbeing Manager

This meeting was not quorate, and therefore no decisions were made.

Date

Cllr Andy Stott.....
Chair

Report to : Planning & Environmental

Meeting Date : 27th May 2025

Agenda Item : 6

Prepared By : Cath Kirwan

Subject : 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
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
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
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
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
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
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

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

Proposal: 4 dwellings

Reference Number: 25/01065/PIP

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

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

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

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

Proposal: Single storey rear extension

Reference Number: 25/00966/FUL

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

Proposal: Erection of single storey extension

Reference Number: 25/01057/FUL

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

Proposal: Single storey side and rear extensions

Reference Number: 25/01141/FUL

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

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

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