

Chief Officer: Chris Shaw

Council Offices, 78 Church Road, Northwich, Cheshire, CW9 5PB - 01606 41510
www.northwichtowncouncil.gov.uk chrisshaw@northwichtowncouncil.gov.uk



DATE: 13th June 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 23rd June 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 27th May 2025 and noted at the Full Council meeting on Monday 2nd June 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 July 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 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 Planning

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**

Report to : Planning & Environmental

Meeting Date : 23rd June 2025

Agenda Item : 6

Prepared By : Cath Kirwan

Subject : Planning Applications



Planning Applications

1. Site Address: Townbridge Court Castle Street Northwich CW8 1BG

Proposal: Various works on various trees as per tree survey

Reference Number: 25/01539/CAT

2. Site Address: 1 Gordale Close Northwich CW8 4XT

Proposal: Two storey side extension

Reference Number: 25/01464/FUL

3. Site Address: Northwich Brunner Library 89 Witton Street Northwich CW9 5DR

Proposal: Refurbishment of Grade II Listed Library Building including proposed new extension and internal and external works, including demolition of outbuildings, creation of new external plant area and provision of new signage totem.

Reference Number: 25/00847/LBC

4. Northwich Brunner Library 89 Witton Street Northwich CW9 5DR

Proposal: Refurbishment of Grade II Listed Library Building including proposed new extension and external works, including demolition of outbuildings, creation of new external plant area and provision of new signage totem.

Reference Number: 25/00846/FUL

5. Site Address: 50 The Crescent Northwich Cheshire CW9 8AD

Proposal: Erection of two dormers, single storey rear/side extension

Reference Number: 25/01309/FUL

6. Site Address: 3A Moss Road Northwich CW8 4BQ

Proposal: Alterations to existing rear extension to change glazed lean to roof to tiled hipped roof

Reference Number: 25/01327/FUL

7. Address: 24 Witton Street Northwich CW9 5EB

Proposal: Alterations to shopfront to include removal of existing set of entrance doors and to be replaced with aluminum glazed shopfront

Reference Number: 25/01484/FUL

8. Site Address: 120 Chester Road Northwich CW8 4AN

Proposal: Single storey side extension

Reference Number: 25/01192/FUL

9. Site Address: 2 Darwin Street Northwich CW8 1BT

Proposal: Single storey side extension and alterations and conversion of existing out buildings

Reference Number: 25/01335/FUL

10. Site Address: Weaver Court London Road Northwich CW9 5EU

Proposal: Various works on various trees as per tree survey

Reference Number: 25/01590/CAT

11. Site Address: First Floor Winnington Leisure Park Winnington Lane Northwich

Proposal: Change of use from commercial use to nightwatchmans overnight accommodation - Retrospective.

Reference Number: 25/00587/FUL