

Chief Officer: Chris Shaw

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DATE 21st July 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 30th July 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 23rd June 2025 and noted at the Full Council meeting on Monday 7th July 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 Tuesday 26th August 2025 at 5pm.

Councillors:

Cllr Bob Cernik
Cllr Jo Callaghan
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 23rd JUNE 2025

Members Present

Cllr Catherine Fox
Cllr Andy Stott
Cllr Patricia Parkes
Cllr Emma Guy
Cllr Graham Emmett
Cllr Stephen Harcombe
Cllr Janet Illidge

Also present

Chris Shaw – Chief Officer
Cath Kirwan – Deputy Chief Officer/RFO

PL 26/07 APOLOGIES FOR ABSENCE, OR ABSENCE

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

PL 26/08 DECLARATIONS OF INTEREST

Members to declare any interest under the following categories:

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

Cllr Rachel Waterman and Councillor Patricia Parkes declared an interest in any matters relating to Cheshire West and Chester Council.

PL 26/09 SIGNING OF THE MINUTES

The minutes of the Planning and Environment Committee meeting held on Monday 27th May and to be noted at the Full Council Meeting on Monday 2nd June 2025 be confirmed and approved as a true and accurate.

Proposed by Cllr C Fox seconded by Cllr Patricia Parkes

PL 26/10 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

Comment – Refer to Tree Officer

Date **Cllr Andy Stott.....**

Chair

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

Proposal: Two storey side extension

Reference Number: 25/01464/FUL

Comment: No comment

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

Comment – No comment

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

Comment – No comment

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

Comment – No comment

(Councillor Emma Guy is a resident on The Crescent)

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

Comment - No comment

7. Site 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

Comment – No comment

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

Proposal: Single storey side extension

Reference Number: 25/01192/FUL

Comment – No comment

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

Comment – No comment

Date

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

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

Comment – Refer to Tree Officer

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

Comment – No comment

PL 26/11 NEXT MEETING

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

There being no further business, the meeting closed at 5.25pm.

Date

Cllr Andy Stott.....
Chair

Report to : Planning & Environmental

Meeting Date : 28th July 2025

Agenda Item : 6

Prepared By : Cath Kirwan

Subject : Planning Applications



Planning Applications

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

Proposal: Lime (T1) (Red Circle) - Reduction of lateral canopy and upper shoulder of tree growing towards the property back away from the property towards the boundary line. Lateral canopy to be reduced by 1.5metres aiming to give clearance of 2.5-3metres from the property. Canopy to be crown lifted to 4metres removing epicormic growth on the stem. Lime (T2) (Blue Circle) - Reduction of lateral canopy and upper shoulder of tree growing towards the property back away from the property towards the boundary line. Lateral canopy to be reduced by 1.5metres. Aiming to create more light and space over the parking area. Canopy to be crown lifted to 4 metres removing epicormic growth on the stem.

Reference Number: 25/02011/CAT

2. Site Address: Site Address: Land Adjacent 18 Brooke Avenue Northwich

Proposal: T1 - Mature Oak - partial reduction by up to 4m to clear street light. Remove deadwood. T2 - Mature Oak - remove deadwood. Lift to 6m roadside pruning secondary branches. G1 - Elm / Hawthorn - prune small group to clear footpath and road. T3 - Mature Oak - remove deadwood leaving larger diameter sections to stubs. Full crown reduce by 4m. T4 - Mature Oak - crown lift to 6m roadside sympathetically as possible. Reduce partially the one long limb extending over highway back by one long limb extending over highway back by 2 metres to reduce end loading.

Reference Number: 25/01987/TPO

3. Site Address: Site Address: 38 Queensgate Northwich CW8 1DU

Proposal: Erection of single storey rear extension

Reference Number: 25/01852/FUL

4. Site Address: Sainsbury's Venables Road Northwich CW9 5RT

Proposal: 2x London Planes - Remove due to the wall being unsafe

Reference Number: 25/01886/CAT

5. Site Address: Sainsbury's Venables Road Northwich CW9 5RT

Proposal: 2x London Planes - Remove due to the wall being unsafe

Reference Number: 25/01886/CAT

6. Site Address: 241 - 243 Manchester Road Northwich CW9 7NE

Proposal: Change of use from Offices E(g)(1) to Creche E(f) and two apartments C3(a) together with demolition of the rear storage area to form outside play area, including alterations to front and rear elevations

Reference Number: 25/01581/FUL

7. Site Address: **156 Chester Road Northwich CW8 4AL**
Proposal: 1x Small mature Sycamore - Request to fell to ground level due to heavy suppress by larger sycamore, leaning towards driveway and previous damage to roots. Stump to be removed and replaced with smaller species
Reference Number: 25/01912/TPO
8. Site Address: **105 Cromwell Road Northwich CW8 4BW**
Proposal: Demolition of existing extensions, erection of single storey extension to front,side and rear
Reference Number: 25/01705/FUL
9. Site Address: **Former 71 - 75 Chester Road Northwich**
Proposal: Erection of two shops each with a self contained apartment
Reference Number: 25/01247/FUL
10. Site Address: **6 Brocklebank Drive Northwich CW8 1ES**
Proposal: Replacement of existing conservatory with new roof, door and windows to form extra living accommodation within the same footprint
Reference Number: 25/01661/FUL
11. Site Address: **6 Brocklebank Drive Northwich CW8 1ES**
Proposal: Replacement of existing conservatory with new roof, door and windows to form extra living accommodation within the same footprint
Reference Number: 25/01661/FUL
12. Site Address: **203 London Road Northwich CW9 8AR**
Proposal: Removal of existing bathroom window to rear elevation and installation of new feature window to new first floor bedroom on rear elevation
Reference Number: 25/01591/FUL
13. Site Address: **Roebuck Apartments Albion Road Northwich**
Proposal: Erection of a 3 storey apartment block comprising of 9 no. apartments with associated landscaping - Variation of condition 2 (approved plans) of 21/01860/FUL
Reference Number: 25/01666/S73