

Chief Officer: Chris Shaw

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DATE 19th August 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 26th August 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 28th July 2025 and to be noted at the Full Council meeting on Monday 1st September 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 22nd September 2025 at 5pm.

6. Councillor Resignation from the committee

Councillor Arthur Neil has resigned from the committee due to the timing of the meetings.
Councillor Olwyn Dean has shown an interest to join the committee.

Decision of the committee is requested.

Councillors:

Cllr Bob Cernik
Cllr Jo Risley
Cllr Emma Guy

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 28th JULY 2025

Members Present

Cllr Andy Stott
Cllr Emma Guy
Cllr Graham Emmett
Cllr Stephen Harcombe
Cllr Bob Cernik

Also present

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

PL 26/12 APOLOGIES FOR ABSENCE, OR ABSENCE

Apologies were received from, Cllr Jo Callaghan, Cllr Janet Illidge, Cllr Arthur Neil, Cllr Patricia Parkes and Cllr Catherine Fox.

PL 26/13 DECLARATIONS OF INTEREST

Members to declare any interest under the following categories:

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

PL 26/14 SIGNING OF THE MINUTES

The minutes of the Planning and Environment Committee meeting held on Monday 23rd June and to be noted at the Full Council Meeting on Monday 7th July 2025 be confirmed and approved as a true and accurate.

Proposed by Cllr G Emmett seconded by Cllr Emma Guy

PL 26/15 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

Comment – Refer to Tree Officer

Date

Cllr Andy Stott.....
Chair

2. **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
Comment – Refer to Tree Officer
3. **Site Address: 38 Queensgate Northwich CW8 1DU**
Proposal: Erection of single storey rear extension
Reference Number: 25/01852/FUL
Comment – No Comment
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
Comment – No Comment
5. **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
Comment – Members are concerned about the safety of dropping off and parking and feel unable to comment further with the information provided.
6. **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
Comment – Refer to Tree Officer
7. **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
Comment – No Comment
8. **Site Address: Former 71 - 75 Chester Road Northwich**
Proposal: Erection of two shops each with a self contained apartment
Reference Number: 25/01247/FUL
Comment – No Comment

Date

Cllr Andy Stott.....
Chair

9. **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

Comment – No Comment

10. 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

Comment – No Comment

11. 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

Comment – Members were unable to view this application and due to insufficient information have requested further information.

PL 26/16 NEXT MEETING

The next meeting will be held on Tuesday 26th August 2025 at 5pm.

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

Date

Cllr Andy Stott.....
Chair

DRAFT

Report to : Planning & Environmental

Meeting Date : 26th August 2025
Agenda Item : 4
Prepared By : Cath Kirwan
Subject : Planning Applications



Planning Applications

1. **Site Address: 24 Witton Street Northwich CW9 5EB**
Proposal: Illuminated and non illuminated signage
Reference Number: 25/01842/ADV
2. **Site Address: 170 London Road Northwich CW9 8AA**
Proposal: Demolition of existing dwelling, erection of two semi detached houses to include car parking, ev chargers and bin stores to rear
Reference Number: 25/01469/FUL
3. **Site Address: 35 Mckenzie Crescent Northwich CW8 4FA**
Proposal: Single storey side/rear extension
Reference Number: 25/02131/FUL
4. **Site Address: Premier Inn The Woodpecker 381 London Road Northwich CW9 8EG**
Proposal: Conversion of existing restaurant to provide additional hotel rooms and associated works.
Reference Number: 25/02135/FUL
5. **Site Address: Public Open Space At Dyar Terrace Northwich CW8 4DN**
Proposal: 3x Sycamore trees (T1, T2, T11) - Remove due to poor quality and dead limbs as per tree survey 2025.
Reference Number: 25/02374/TPO
6. **Site Address: 15 Greenway Drive Northwich CW9 7HJ**
Proposal: Single Storey Side Extension
Reference Number: 25/02197/FUL
7. **Site Address: 47 Queensgate Northwich CW8 1DX**
Proposal: Single Storey Front, Side and Rear Extensions
Reference Number: 25/02192/FUL
8. **Site Address: The County High School Leftwich Granville Road Northwich Cheshire West And Chester CW9 8EZ**
Proposal: Installation of roof mounted Solar PV at The County High School, Leftwich with a maximum kWp of 215.28
Reference Number: 25/02278/P14
9. **Site Address: 11 Woodpecker Drive Northwich CW9 8EQ**
Proposal: Porch, replacement windows, two storey side extension and single storey rear extension (part retrospective)
Reference Number: 25/02021/FUL