

NORTHWICH TOWN COUNCIL

Chief Officer: Chris Shaw

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



Northwich
town council

DATE: 23rd September 2025

To: The Members of Northwich Town Council

Dear Councillor

You are summoned to attend the meeting of the **Full Council** at the **Council Chamber, 78 Church Road, Northwich, CW9 5PB** to be held on **Monday 7th October 2025 at 6.00pm.**

Yours Sincerely

Chris Shaw

Chief Officer

AGENDA

1. **Presentation of Town Mayors Award**
2. **To receive an update on Northwich Library**
3. **To receive a presentation from Mark Bebbington from New Era Community Boxing and Sported**
4. **Apologies for Absence**
5. **Declaration of interest**
Members to declare any interest under the following categories:
 - *Pecuniary interest
 - *Outside bodies interest
 - *Family, friend, or close associate interest
6. **Open Forum**

Members of the public will be allowed to speak at the Open Forum section of this meeting on the understanding that any topics raised will have been forwarded in writing to the Chief Officer at the above address prior to the date of the meeting. Public Question Time to be a maximum of 10 minutes.
7. **Signing of the Minutes**
7.1. Of the Town Council meeting held on Monday 1st September 2025 (Minutes attached)
Members are required to approve the minutes as a true and accurate record.
8. **Reports of Committees**
 - 8.1 To note Finance, Amenities & General Purposes Committee meeting held on Monday 15th September 2025.
 - 8.2 To note Planning Committee meeting held on Monday 22nd September 2025
Members to note the minutes.

- 9. Town Mayors Communications**
List of Civic Events that the Town Mayor has attended during September 2025 (attached)
[Members to note the report.](#)
- 10. Chief Officers Report**
To receive a report from the Chief Officer (attached)
[Members to note the report.](#)
- 11. Police Update**
To receive a report from Northwich Police
[Report to be given at the meeting.](#)
- 12. Solar Farm (Discharge of Planning Conditions)**
To receive a report from Cllr Graham Emmett (attached)
[Decision of the Council is Requested](#)
- 13. Northwich Infirmary Car Park Press Release**
To receive a report (press release and FAQs attached)
[Members to note the report.](#)
- 14. Christmas Light Tender**
Report attached.
[Members to approve Finance Committee recommendations.](#)
- 15. Outside Bodies**
To receive an update from any member attending meetings of outside bodies.
- 16. CW&C Members**
To receive an update from CW&C ward members
- 17. Date of next meeting**
The next meeting will be on Monday 3rd November 2025 at 6.00pm

NORTHWICH TOWN COUNCIL
MEETING OF THE TOWN COUNCIL
HELD ON MONDAY 1st SEPTEMBER 2025

Present:

Cllr Julie MacDonald Town Mayor

Councillors:

Cllr Emma Guy	Cllr Bob Cernik
Cllr Kate Cernik	Cllr Graham Emmett
Cllr Stephen Harcombe	Cllr Catherine Fox
Cllr Andy Kent	Cllr Patricia Parkes
Cllr Catriona Stewart	Cllr Andy Stott
Cllr Joanne Callaghan	Cllr Brian Holland
Cllr Sam Naylor	

Also present:

Chris Shaw	Chief Officer
Cath Kirwan	Deputy Chief Officer/Responsible Finance Officer

NTC 25/30 WELCOME TO COUNCILLOR BRIAN HOLLAND

Town Mayor - Councillor Julie MacDonald welcomed Councillor Brian Holland to Northwich Town Council

NTC 25/31 PRESENTATION OF GRANTS AWARD

Town Mayor Councillor Julie MacDonald presented the Grants Award to Friends of Leftwich Primary School.

NTC 25/32 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Olwyn Dean, Cllr Arthur Neil, Cllr Janet Illidge, Cllr Alison Gerrard, Cllr Lee Siddall, Cllr Tom Melville and Cllr Rachel Waterman.

NTC 25/33 DECLARATIONS OF INTEREST

Members to declare any interest under the following categories:

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

Councillor Arthur Neil, Sam Naylor and Councillor Patricia Parkes declared an interest in any matters relating to Cheshire West and Chester Council.

Councillor Emma Guy declared an interest in her role as Parliamentary Office Manager for Sarah Pochin (MP, Runcorn and Helsby).

NTC 25/34 OPEN FORUM

There were no speakers.

Date.....

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Cllr Julie Macdonald
Town Mayor

NTC 25/35 SIGNING OF THE MINUTES

5.1 The minutes of the Town Council Meeting held on Monday 7th July 2025 be

confirmed and approved as a true and accurate record.

The following amendments will be made to the draft minutes:

Chief Officer Report:

Councillor Andy Kent clarified that Polling Cards were mentioned within the Chief Officer's verbal report. The report was given, and at the time no comments were received regarding polling cards.

Councillor Emma Guy requested it be minuted that the information circulated on social media was incorrect. No decisions regarding polling cards were made. She further stressed that the Council must be transparent and that all residents should be notified of elections by the issuing of polling cards.

Councillor Bob Cernik noted that polling cards were not on the agenda and that the matter arose as part of a verbal report.

Chief Officer reiterated that a verbal report was given and no comments were received. Moving forward, all such matters will be included on the agenda. Chief Officer confirmed he will bring a report on polling cards for any future elections.

Councillor Catriona Stewart acknowledged her social media comments, explaining they were made in reaction to a previous post.

Councillor Andy Kent noted the Chief Officer gave a brief verbal report in relation to an anticipated by-election in the Witton Ward, following the resignation of a ward Councillor, and stated that for cost reasons he was not intending to request the issuing of polling cards for this election.

Councillor Andy Kent stated he does not believe he has misled anyone and found it difficult to distinguish between his comments and those shared on social media. He noted that no elected members raised concerns at the time of discussion. He expressed his support for polling cards to be issued for all future elections and agreed with Councillor Guy's position that residents should be informed by polling cards.

Councillor Julie Macdonald stated that polling cards were not issued due to cost, and no Councillor raised objection to this at the time.

Members are required to approve the minutes as a true and accurate record.

Proposed by Cllr Andy Kent and seconded by Cllr Emma Guy

All agreed.

Minutes to be signed by the Mayor.

Date.....

.....
Cllr Julie Macdonald
Town Mayor

NTC 25/36 REPORTS OF COMMITTEES

- 6.1 To note Finance, Amenities & General Purposes Committee meeting held on Monday 21st July 2025
- 6.2 To note Finance, Amenities & General Purposes Committee meeting held on Monday 18th August 2025
- 6.3 To note Planning Committee meeting held on Monday 28th July 2025

6.4 To note Planning Committee meeting held on Monday 26th August 2025

Members noted the minutes of the meetings.

NTC 25/36 POLICE UPDATE

Members received a report from PC Estcourt.

JUNE - AUGUST 2025 WESTERN Stats:

Attended **91.4%** of G1 incidents within 15 minutes. 3529 G1 incidents reported.

Attended **86.1%** of G2 incidents within 60 minutes. 3627 G2 incidents reported.

NORTHWICH LPU Residents Voice Survey:

504 responses for June - August – Parking (54), Speeding (71), Road related issues (60)

31.1% tend to disagree that Cheshire Police are dealing with ASB effectively

26.5% strongly agree that Cheshire Police are dealing with ASB effectively

26% strongly agree that Cheshire Police is visible in their community

26.4% tend to agree that the Cheshire Police is visible in their community

PINA COLADA FESTIVAL - ONE REPORTED INCIDENT FOR THE WHOLE EVENT.

Officers are now providing a further visible presence almost weekly on the town centre, having a pop-up surgery which has been labelled as cops of the quay. This is held for a good few hours when officers are on duty over Saturdays.

Operation sidelines is a government funded operation providing overtime opportunities for police officers and PCSO's to be visible in certain areas of the LPU. The chosen area that is receiving this attention is Northwich town centre. Pairs of officers/PCSO's have access to an app whereby they must TA themselves at certain areas in the town centre. These areas are chosen from incident demand, consisting of violent and knife crime specifically but includes other high priority incidents. The funding only covers the town centre at this time.

Keeping town centres safe this summer initiative - busy working with Northwich against business crime, crime prevention officers and other agencies engaging with stores, providing support in the form of retail packs for crime reporting, what police require from reports and visible communication from the local team for them to raise any issues.

Top Incident Location (Winnington and Castle Beat):

ASDA - 20

VICTORIA HOUSE - 20

QUAYSIDE - 17

PC ESTCOURT is in court on 12/09 with an application for a criminal behaviour order against a repeat shoplifter and demand on the LPU.

Date.....

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Cllr Julie Macdonald
Town Mayor

PSPO - The enforcement of the PSPO has seen a significant decrease in reports of ASB around Victoria House/St Helens and in the town centre. We continue to enforce the PSPO and have a log report on our police systems of when/where/who we are enforcing the PSPO against.

The group of homeless males that were causing a demand on police and a concern for businesses/residents has been misplaced. Although part of the group remains, they have not come to police attention for the past month. One of the main offenders has moved to Ellesmere port.

Re-opened operation energise due to increase in reports of vehicle ASB. Ongoing problem

solving and multiagency working taking place to mitigate offences. 13 reports of vehicle ASB this year which is up from the previous two years.

Councillor Jo Callaghan asked about domestic violence and is it high in Northwich. Ell Estcourt commented that any domestic violence can be recorded, possibly a family member. Councillor Catriona Stewart was surprised by the high figures. Ell Estcourt commented that this is a very serious incident and is taken very seriously.

Councillor Sam Naylor commented that he has been working on a report on domestic violence and it is recorded every minor detail but the major thing we need to get in perspective, 90% of domestic violence is happening by someone victim knows.

Councillor Kate Cernik commented that she sees a lot of cases in domestic violence in the courts where Councillor Cernik is a magistrate and hopes that education will play a role in this.

Councillor Patricia Parkes commented that she sits on the board for cheshire west and Chester.

Councillor Emma Guy asked for confirmation on how incidents are reported. Ell Estcourt replied with these can be reported by telephone and then recorded as domestic violence rather than assault and this is more accurate.

NTC 25/37 TOWN MAYOR'S COMMUNICATIONS

Mayor's diary – July and August 2025

Town Mayor's Communications	
5 th July	Press Hartford, official opening, <i>attended by Deputy Town Mayor</i>
5 th July	TedX, The Grange Theatre Hartford, <i>attended by Deputy Town Mayor</i>
13 th July	Civic Sunday Service, Knutsford Town Council
23 rd July	Dine with the Mayor, Knutsford Town Council
25 th July	Rose Meadow Play Area, official opening
26 th July	Anderton Boat Lift 150 th Celebration Event
1 st August	Witton Street Dental Practice, open afternoon
16 th August	Pina Colada Event, Northwich
16 th August	Veterans Summer Ball, Moulton Verdin Club

Date.....

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Cllr Julie Macdonald
Town Mayor

NTC 25/38 CHIEF OFFICERS REPORT

Members received the report from the Chief Officer.

Cllr Andy Kent asked for clarification of who will be proposing the planning application and Chief Officer confirmed it would be the Hospital Trust. Everyone can look at the plans and members of the public can comment.

Cllr Catherine Fox agreed that this is wise to have this consultation around the plans as they might need to be changed before submitting the plans.

Members agreed to allow the Chief Officer and Cllr Waterman to explore the possibility of bringing the Dementia Bus this to Northwich again in the future and give a report to Finance.

*Proposed by Cllr Emma Guy and seconded by Cllr Catriona Stewart
All agreed*

Councillor Emma Guy asked if we could get figures on people in Northwich who have been diagnosed with dementia as there is a big demand in the town for it.

Christmas Light Tender 2025 – 2029

Proposed that the Chief Officer, Chair and Vice Chair of Finance and 2 Finance Committee members look at the tenders and appoint a supplier for our Christmas Light provision to ensure we have the lighting in place for the Christmas period.

Council to give delegated powers for this decision to be approved and then bring to Full Council in October to Approve.

Councillor Bob Cernik, Councillor Catriona Stewart, Councillor Kate Cernik and Councillor Sam Naylor will help choose the designs.

*Proposed by Cllr Catherine Fox and seconded by Cllr Kate Cernik
All agreed*

Members noted the Chief Officers Report

NTC 25/39 WITTON CEMETERY BADGER UPDATE

Members received a report from Chief Officer regarding the badgers in Witton Cemetery.

Members noted the Witton Cemetery Badger Updates.

NTC 25/40 VICKERSWAY PARK AND CHURCH WALK PLAY AREA IMPROVEMENTS

Members received a report from the Chief Officer regarding Vickersway Park and Church Walk Play Area.

Members approved improvement work for Vickersway Park at a cost £250k
And Church Walk at a cost of 100k.
Funding for these projects will be from Section 106 contributions and external funding.

*Proposed by Cllr Kate Cernik and seconded by Cllr Jo Callaghan
All agreed*

Date.....

.....
Cllr Julie Macdonald
Town Mayor

NTC 25/41 NAVIGATION BOAT YARD (ASSET OF COMMUNITY VALUE)

Members received a report from Councillor Arthur Neil. Councillor Neil noted that a small group has been working on the issue of the boat yard, which has not been properly maintained. The site has been broken into on several occasions, with items reported stolen.

Cllr Neil requested that Northwich Town Council apply for an ACV (Asset of Community Value) to safeguard the site if it came up for sale in the future.

*Proposed by Cllr Jo Callaghan and seconded by Cllr Stephen Harcombe
All agreed*

NTC 25/42 WITTON CEMETERY PATH REFURBISHMENT

Members received a report from Chief Officer on Witton Cemetery Path Refurbishment

Members to approve Finance recommendation.

Proposed by Cllr Graham Emmett and seconded by Cllr Sam Naylor

All agreed

NTC 25/43 **NORTHWICH SKATE PARK UPDATE**

Members received a report from Chief Officer on the recent repair of Northwich Skate Park and the work is much better.

Cllr Kate Cernik thanked the Chief Officer in being very assertive in getting this repair done.

NTC 25/44 **STAFF HANDBOOK**

Chief Officer would like this item deferring to a future agenda as there were some differences between our staff hand book and the green book that Local Authorities use.

Proposed by Cllr Andy Stott and seconded by Cllr Catherine Fox

Cllr Arthur Neil left the meeting at 7.15pm

NTC 25/45 **OUTSIDE BODIES**

Councillor Andy Kent updated members that Network Rail will be starting work on the ticket office this month. He noted that CCTV has now been installed near the station to discourage people from crossing the tracks. He also reported that a new train station at Cheadle may affect this line and could reduce journey times, although there is some concern about this decision. The agreement with RMT conductors who have been volunteering their time is coming to an end, and Councillor Kent commented that it would be of great benefit if Northwich could secure an hourly Sunday service. He further highlighted that passenger numbers on the line continue to show a steady upward trend. Councillor Kent informed members that Rail 200 has organised a series of "baton walks" taking place from 22nd to 27th September along the train line, beginning in Manchester and arriving in Northwich on 27th September. A guided walk will take place that day from Northwich to Greenbank, and members of the public are welcome to attend. Bookings can be made through the Rail Officer, Sarah Muir.

Date.....

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Cllr Julie Macdonald
Town Mayor

Councillor Graham Emmett updated members on the solar farm development. He reported that a group called Stop the HGVs has been formed and has engaged a barrister. The group is considering its next steps to ensure that Cheshire West and Chester Council enforces all forty-one planning conditions attached to the scheme. Councillor Emmett expressed disappointment that the planning appeal had been lost.

Councillor Stephen Harcombe asked what could be done to prevent HGVs from using the road, to which Councillor Emmett responded that unfortunately nothing could be done as restrictions cannot unfairly target road users. Councillor Catherine Fox emphasised the importance of ensuring that planning conditions are enforced and expressed confidence that Cheshire West and Chester Council would exercise due diligence. She suggested that a meeting should be arranged with the Council to convey members' concerns about the decision and to explore the possibility of working together. Councillor Jo Callaghan noted that a similar scheme is in operation in Middlewich.

Councillor Bob Cernik updated members on the buildings at the bottom of Winnington Hill. He reported that he had spoken to Cheshire West and Chester Council, who have issued letters to Riverside House regarding the condition of the buildings. A demolition order has been issued, and the buildings are now up for sale.

NTC 25/46 **CWaC MEMBERS**

Councillor Patricia Parkes thanked Cath Kirwan for her support on Pina Colada Day. Also, the Greenbank Bus Service has been well used by residents.

Councillor Sam Naylor informed members that applications for market traders has opened.

NTC 25/47 DATE OF NEXT MEETING

The date of the next Council meeting will be Monday 6th October 2025 at 6.00 pm

Meeting closed at 7.45pm

Date.....

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CIlr Julie MacDonald
Town Mayor

NORTHWICH TOWN COUNCIL

MINUTES OF THE FINANCE, AMENITIES AND GENERAL PURPOSES COMMITTEE MEETING HELD ON MONDAY 15th SEPTEMBER 2025 at 6.00pm

Members Present : Cllr B Cernik
Cllr J Macdonald
Cllr R Waterman
Cllr K Cernik
Cllr A Kent
Cllr C Stewart

Also Present : Chris Shaw – Chief Officer
Cath Kirwan – Deputy Chief Officer/RFO

FIN26/35 APOLOGIES FOR ABSENCE OR ABSENCE

Apologies were received from Cllr L Siddall, Cllr T Melville, Cllr C Fox and Cllr S Naylor.

FIN 26/36 DECLARATIONS OF INTEREST

Councillor J Macdonald declared an interest in any matters relating to Northwich Metals.
Councillor R Waterman declared an interest in any matters relating to Cheshire West and Chester Council.

FIN 26/37 SIGNING OF THE MINUTES

Minutes of the Finance, Amenities and General Purposes Committee meeting held on 21st July 2025 and to be noted at Full Council meeting on Monday 1st September 2025.

Proposed Cllr J Macdonald, seconded Cllr R Waterman, all agreed

FIN 26/38 DETAILED INCOME & EXPENDITURE BY BUDGET

RFO answered various members questions relating to budget headings.

Proposed Cllr J Macdonald, seconded Cllr R Waterman, all agreed

FIN 26/39 BACS DUE FOR PAYMENT

Bacs payments and direct debit figure approved £135,269.24

Proposed Cllr J Macdonald, seconded Cllr C Stewart, all agreed

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Date

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**Cllr Kate Cernik
Chair**

FIN 26/40 FINANCE COMMITTEE TO CHECK PAYMENTS

Members chose two payments from both August 2025 payments. DCO/RFO provided the evidence for:

CHALC - £25.00
Jaroslaw Wawryk - £130.00

FIN 26/41 AGAR CLOSURE

Members received information from PKF Littlejohn and comments were noted.

Proposed by Councillor B Cernik seconded by Councillor A Kent, all agreed

FIN 26/42 CHRISTMAS LIGHTS TENDER 2025-2029

Members received a report from the Chief Officer and approved the Christmas Lights contract to LITE for a five-year period at a cost of £30,005 per annum.

Proposed Cllr A Kent, seconded Cllr B Cernik, all agreed

FIN 26/43 DATE OF NEXT MEETING

Date of the next meeting Monday 20th October 2025 at 6.00pm.

There being no further business the Chairman declared the meeting closed at 7.30pm

Part B

In accordance with Local Government Act Public Admittance to Meetings Act 1960, the following agenda items are to be considered in the absence of Press and Public

FIN 26/44 STAFF MATTERS

Members discussed current pay structure regarding callout and overtime.

Chief Officer to produce a Policy to cover the above for the next Finance meeting in November which will be taken to Full Council for approval in December.

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Date

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**Cllr Kate Cernik
Chair**

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

Members Present Cllr Andy Stott
 Cllr Emma Guy
 Cllr Graham Emmett
 Cllr Jo Callaghan
 Cllr Janet Illidge

Also present Liza Clansey - Cemetery Registrar & Wellbeing Manager

PL 26/23 APOLOGIES FOR ABSENCE, OR ABSENCE

Apologies were received from Cllr Patricia Parkes, Cllr Catherine Fox, Cllr Bob Cernik and Cllr Olwyn Dean

PL 26/24 DECLARATIONS OF INTEREST

There were no declaration of interest declared.

PL 26/25 SIGNING OF THE MINUTES

The minutes of the Planning and Environment Committee meeting held on Monday 26th August 2025 and noted at the Full Council Meeting on Monday 1st September 2025 be confirmed and approved as a true and accurate.

Proposed by Cllr Jo Callaghan and seconded by Cllr Emma Guy.

PL 26/26 PLANNING APPLICATIONS

- 1. Site Address:** Victoria Infirmary Winnington Street Northwich CW8 1AW
Proposal: Internal works to upgrade of the fire alarm and nurse call point system at Victoria Infirmary.
Reference Number: 25/02378/LBC
Comment: No objection
- 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**
Comment: Objections noted

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

- 3. Site Address:** 6 Church Road Northwich CW9 5NT

Proposal: Change of use of existing community centre (Use class F2b) to a 3 bedroom dwelling house (Use class C3). Alterations to windows and doors

Reference Number: 25/02436/FUL

Comment: No comments

4. Site Address: 83 Manchester Road Northwich CW9 5ND

Proposal: Change of use to children's nursery (Retrospective)

Reference Number: 25/02433/FUL

Comment: No comments

5. Site Address: 16 Redgate Northwich CW8 4TQ

Proposal: Creation of an additional storey

Reference Number: 25/02616/PAA

Comment: No comments

6. Site Address: Waverley Cottage Brockhurst Way Northwich CW9 8AL

Proposal: Oak tree (T1) - pruning of lowest lateral limb back to its branch bark collar.
Cherry tree (T2) - overall crown reduction back to correct pruning points of approx. 2m. Sycamore that has been removed historically - coppice and treat with eco plugs to prevent re growth

Reference Number: 25/02662/TPO

Comment: Refer to tree officer

PL 26/27 NEXT MEETING

The next meeting will be held on Monday 20th October 2025 at 5pm.

There being no further business, the meeting closed at 17.10 .

Date

Cllr Andy Stott.....
Chair

Report to : Full Council

Meeting Date : 6th October 2025

Agenda Item : 9

Prepared By : Cath Kirwan

Subject : Town Mayors Communications



Town Mayor's Communications	
19 th September	LOL – Knutsford Little Theatre
20 th September	Winsford Salt Fair
20 th September	Northwich Beer Festival
26 th September	Rail 200 Walk
27 th September	Northwich Uke Club, The Salty Dog

Report to : Full Council

Meeting Date : 6th October 2025

Agenda Item : 10

Prepared By : Chris Shaw

Subject : Chief Officers Report



Church Walk & Vickersway Park

Both shops are now closed for the Winter following a reasonable Summer, we will need to look at upgrading the shop in Vickersway park at some point in the future as it is now beginning to show some wear and tear in various areas of the building. We should also explore looking at a different offer as the shop seems to be becoming less popular even though the park offers a good level of services. I will look at adding this to a Finance & General-Purpose Committee meeting in the New Year.

Town Centre & Contract Floral Displays

All hanging baskets, barriers and bedding will be removed over the next few weeks and replaced with Winter bedding, many thanks to all partners including Northwich BID and CW&C Council for their support throughout the summer and to our staff my there continued commitment to making Northwich a pleasure to visit.

Rose Meadow AED

With the support of partners, we recently installed a new AED device on the Rose Meadow estate in Leftwich, this life saving device is now operational, thanks to Bellway Homes, Rotary and Cllr Waterman for financial contribution and support.

Remembrance Sunday

On the 9th November 2025 we will be once again remembering those that gave the ultimate sacrifice with our Remembrance service held at the Cenotaph. We will once again meet at Victoria Club Car Park at 9.00 am and parade up to St Helens at 9.30 am for a Church service, following this we will then congregate at the cenotaph for the 2 minutes silence and wreath laying, we will then parade to Memorial Court where the Town Mayor will take the salute. Invitations have now been sent to all on the Civic list but if you wish to lay a wreath then please contact Northwich Town Council and we will send out an application form.

Northwich Christmas Extravaganza

On 29th November we will once again be staging our Christmas Extravaganza in Northwich Town Centre in partnership with Northwich BID, Barons Quay and Rotary. We will again have the usual free activities throughout the day along with fairground rides, live music, parade, switch on and the firework finale. We will also have the ice rink running over the two days and again if members wish to help out this would be much appreciated.

Vickersway Park Play Area & Church Walk Play Area Refurbishment

I have now started the application for both site and will keep members informed on progress.

Chris Shaw

Chief Officer

Report to : Full Council

Meeting Date : 6th October 2025

Agenda Item : 12

Prepared By : Cllr Graham Emmett & Cllr Jo Calaghan

Subject : Solar Farm – Discharge of Planning Conditions.



Background

Following the granting of planning approval on appeal of the Winnington Solar farm on the Wallerscote Lime Beds, 41 conditions have been placed on the development, including several pre-commencement conditions.

A campaign group has been set up by residents opposed to the development, called **Stop the HGVs**, initially to investigate whether there were grounds for a judicial review. A solicitor was engaged, who found no grounds for a judicial review, but advised the best way forward was via the conditions placed on the development, in particular conditions 14 and 19. He advised that these conditions should be considered by councillors rather than planning officers.

The council's constitution is not completely clear on whether the Planning Committee has the power to determine applications to discharge conditions. We understand that time constraints require bypassing the Planning Committee but feel that where developments have the potential to cause significant impacts on public health and safety and the environment, then councillors should be involved in the discharge of conditions.

Residents' concerns are mainly around HGV movements, toxic leaching and air pollution. They have engaged several specialists who have raised some specific concerns around BESS which they don't believe have been fully considered by Planning Officers. Whilst fire is considered to be unlikely, if one should occur, then this could have catastrophic consequences, releasing heavy metals and hydrofluoric acid into the environment.

Proposal

This council proposes that elected councillors have the right consider the discharge of planning conditions. Whilst we understand that normal procedure for CWAC is for only planning officers to have oversight of discharge of conditions, this is not written in statute.

Where a development has serious health, safety and environmental implications, councillors should be involved in the discharge of conditions. In relation to the Winnington Solar Farm planning application, we request that discharge application relating to condition 14 and 19 be considered by councillors rather than officers.

Decision of the Council is requested.

Chris Shaw

Chief Officer

Report to : Full Council

Meeting Date : 6th October 2025

Agenda Item : 13

Prepared By : Chris Shaw

Subject : Northwich Infirmary Press Release & FAQs



Proposed Verdin Park Car Par

Following on from previous discussions and concerns raised from members of the public Northwich Town Council and Mid Cheshire Hospitals NHS Foundation Trust have produced the following press release and FAQ's. We hope that this has answered the questions that the community have raised and we welcome our residents to the engagement event at the hospital on Thursday 23rd October 2025 to discuss further.

Can I ask if any members will be available to help out on the day and if so can they please let me have their availability and I will set up a Rota.

Press Release & FAQs

The public are invited to see and comment on the proposed plans to develop a new car park in a small section of Verdin Park in Northwich, which would result in more spaces being available for patients at the Victoria Infirmary (VIN).

The plans will be on display at the VIN on Thursday 23 October from 10am – 7pm.

Earlier this year, Mid Cheshire Hospitals NHS Foundation Trust, which operates the VIN, and Northwich Town Council announced this medium-term solution to improve parking at the hospital.

The development would create 40 dedicated parking spaces for hospital staff during weekdays (Monday–Friday). At weekends, these spaces would be made available to the public free of charge.

This measure will help to ease parking pressures at the hospital, improve access to the site, and reduce parking in the surrounding residential areas.

The proposed new car park would be approximately 950sq m, which is less than 2% of the total park.

The drop-in engagement session will give people a detailed insight into the proposed location and layout of the car park, the anticipated impact on Verdin Park and surrounding green space, benefits to patients, staff, and the wider Northwich community, as well as measures to support accessibility and inclusivity for all users.

Russ Favager, the Trust's Board Senior Responsible Officer for the Leighton New Hospital Programme and Estates Redevelopment, said: "The Trust is committed to the long-term future of the Victoria Infirmary and to supporting our local community by continuing to improve and enhance the services available at the hospital.

"Parking has been a longstanding challenge at the site and whilst we have made improvements, such as installing Automatic Number Plate Recognition (ANPR), which allows us to establish designated parking areas for staff and patients/visitors, more needs to be done as demand still exceeds capacity. The total of parking spaces has now increased to 138.

“We believe the proposed Verdin Park car park represents a positive step forward, making a real difference for patients, staff, and reducing disruption for local residents. I look forward to meeting people at the event and discussing the plans in more detail.”

Chris Shaw, Chief Officer of Northwich Town Council, said: “The decision to explore the use of Verdin Park for additional parking was not taken lightly by Northwich Town Council, we understand the concerns of our residents with any loss of green space within the town. This is why we asked that all possible alternatives were explored by the trust before Verdin Park was considered.

“The facilities and services that the VIN now provide are exceptional and mean that our residents will have access to treatment locally instead of the journey over to Leighton Hospital which also has its own parking problems.

“The car parking facility will be free of charge for all users of the park on a weekend meaning the park will be available for those with reduced mobility and accessible to all.

“Northwich Town Council has a commitment of making our parks and play areas more accessible with Verdin Park play area recently being refurbished with accessible play equipment.

“The car park would be leased to the trust generating an income which will be used to make further improvements to the park going forward.

“We look forward to speaking with our residents at the engagement day and discussing your concerns and observations.”

Frequently Asked Questions

1. Why not build a multi-storey car park?

A multi-storey (decked) car was explored with a number of suppliers. However, building a multi-storey car park would require an investment of several million pounds, which was assessed as not being a cost-effective option when considering other service demands on the Trust. There would also be significant disruption to existing hospital parking during construction, particularly given the hospital's seven-day operational model.

2. Why not use a shuttle bus or park-and-ride scheme?

These alternatives were considered, but present both logistical and sustainability challenges. Shuttle services require ongoing funding and coordination, and park-and-ride options are limited by available land and infrastructure. Mid Cheshire Hospitals NHS Foundation Trust (MCHFT) will continue to explore transport improvements with Cheshire West and Chester Council.

3. Have alternative sites been considered by the Trust for either purchase or lease?

Yes, the Trust employed a commercial agent to explore potential opportunities within a reasonable walking distance from Victoria Infirmary. Ten sites were identified and explored, but only Verdin Park was deemed a feasible option in terms of location, building cost, and the timeframe for development.

4. Has the Trust maximised car parking at the current site?

Yes, the Trust has recently invested money into maximising the on-site car parking as part of the programme to create the new Cheshire and Merseyside Surgical Centre. Additionally, further investment has been made to separate staff and visitor parking by adding barriers and Automatic Number Plate Recognition to assist with the flow of the car park. This resulted in the increase of parking spaces to 130. The Trust appreciates concerns recently highlighted from patients with limited mobility when accessing tickets at the barriers. In response, we are working with the supplier to potentially convert this to a ticketless system.

5. How will the additional car parking on Verdin Park benefit Northwich and surrounding communities?

The Trust has enhanced services available at the Victoria Infirmary as part of a wider commitment to provide clinical care closer to where people live. With the introduction of these new clinical services, one area that has not kept pace with this growth is car parking. Improvements have been made, such as realigning the existing car park to create more spaces following an impact assessment and designating dedicated staff and patient bays closer to hospital entrances, but demand for urgent and planned care still exceeds supply.

Rising urgent care demand means additional parking is needed to accommodate increased usage across these services.

The proposed additional parking at Verdin Park will:

- Support the continued development of services at VIN
- Enable a wider breadth of clinics and urgent care provision
- Improve access for patients, staff and visitors

6. Could the proposed car park benefit public access to Verdin park?

While the proposed car park will be used by VIN staff during the week, the proposal ensures free public access at weekends. This will allow better access to Verdin Park facilities and improve accessibility for all, supporting inclusivity for all users.

7. Will the entire park be turned into a car park?

No. Only a small portion of Verdin Park is proposed for development of the car park and it will be accessed by an existing entry/exit point which would be enhanced as part of the scheme. Visual materials, including drone imagery and design drawings, will be shared to clarify the limited scope and preserve green space. Verdin Park is approximately 52,279sq m. The proposed new car park would be approximately 950 sq m, which is less than 2% of the total park.

8. How will the car park be funded?

The car park build would be funded by MCHFT. Northwich Town Council would put a ground lease in place for this small parcel of land. The ongoing lease income would be invested into Verdin Park.

9. What about the trees and environmental impact?

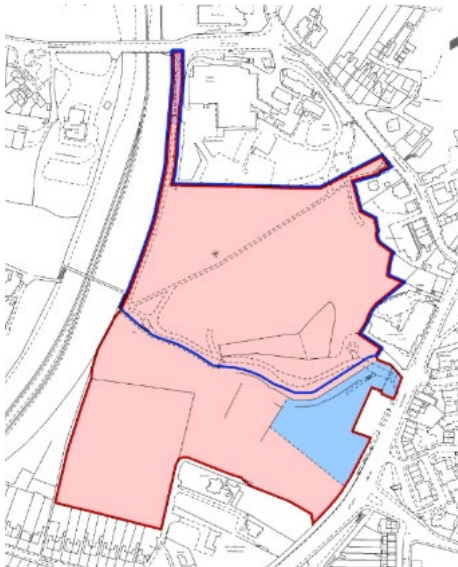
Tree preservation and biodiversity are central to the planning process. Surveys have been conducted, and mitigation measures will be implemented. The proposed changes are sympathetic to the existing environment, with a commitment to achieving a Biodiversity Net Gain target of 10%.

10. Is it envisaged that this proposed hospital car park would be extended in future?

No. Northwich Town Council has made it clear that this will not be extended in the future.

11. Who owns the land, and can the development proceed legally?

Northwich Town Council own the absolute freehold of the land under title number CH583585 shown below.



Following review of all the documents held by the Council by a specialist legal advisor, there does not appear to be any material issues which would prevent the construction and subsequent letting of the car park.

12. Why does MCHFT charge for car parking?

Like all NHS Trusts, MCHFT is responsible for maintaining safe, accessible, and well-managed car parking facilities across its sites. Charging for parking helps us cover the costs of:

- Maintaining and improving car park infrastructure such as resurfacing, signage & lighting
- Operating security and access systems
- Supporting fair access for patients, visitors, and staff through designated zones and permit systems

These charges are reinvested into the Trust's estates and facilities to ensure our parking provision remains safe, efficient, and fit for purpose

13. Is MCHFT in line with other NHS Trusts when it comes to parking charges?

Yes. MCHFT's approach to car parking charges aligns with national NHS guidance and practices across other Trusts. We regularly benchmark our policies and pricing structures to ensure fairness and consistency.

14. Are there parking concessions for visitors to site with certain conditions

Yes. The MCHFT Car Parking Policy that includes Victoria Infirmary details a range of mandated and Trust-agreed concessions for staff, patients, and visitors

- Disabled people (Blue Badge holders): free parking for patients, visitors, and disabled staff
- Frequent outpatient attenders: free parking for those attending at least three appointments in a month over three months

In addition, to support short visits such as patient drop-offs and collections, MCHFT offers the first 20 minutes of parking free of charge. This concession is designed to reduce congestion and support accessibility for patients with mobility needs or short appointments.

Patients visiting the hospital may reclaim their parking charges / travel expenses providing they are in receipt of one/any of the following benefits:

- Income Support
- Working Tax Credit
- Pension Credit
- Jobseekers Allowance

Charges can only be reclaimed for hospital appointments, and each patient must have valid proof of their benefit.

Chris Shaw

Chief Officer

Report to : Full Council

Meeting Date : 6th October 2025

Agenda Item : 14

Prepared By : Chris Shaw

Subject : Northwich Town Council Christmas Light Tender



Background

Northwich Town Council currently own all our Christmas Motifs and Festoon lighting which has been added to over the years. This has served us well but unfortunately all the lights are beginning to fail each time erected.

Some motifs are over seven years old and the festoon is eleven years old, the cost to keep repairing increases each year and we have failures throughout the festive period. Members agreed at Full Council to explore leasing the festive lighting over a five-year period with the maintenance, storage and delivery being passed onto the supplier.

Chief Officer worked up a tender document which was advertised on our website and sent to suppliers we have used previously, quotes were then received from two suppliers only. Suppliers were asked to submit a bronze, silver and gold scheme for the town with options to change some designs if required.

Due to tight timescales Chief Officer requested that a small working group be set up to open the tenders (Chief Officer, Deputy Chief Officer, Finance Chair, Finance Deputy Chair, Cllr Sam Naylor, Cllr Catorina Stewart) to open the tenders and appoint a supplier.

Outcome

Working Group met and worked through both tender submissions in detail, this was then taken to Finance for further consideration and approval.

Cost breakdown below.

Festive Lighting

Bronze	Silver	Gold
£21,166.20	£25,474.32	£26,589.12

Lite

Bronze	Silver	Gold
£25,040.00	£29,990.00	£32,325.00

After detailed consideration of all documents and designs submitted members agreed to award LITE the contract to supply the Festive Lighting contract for the next five years. Members requested that the Chief Officer arrange to meet LITE to discuss detailed options as members wished to mix some bronze options with gold options at key points in the town centre.

After meeting with LITE and discussing detailed options the following scheme and costs was agreed.

Snowflake Sail will be used throughout the town center x 95



Star Chandelier will be used at the Aldi roundabout x 2 and Memorial Court x 7



Proposed Costs

Costs will be split with Northwich BID over the five years, install costs are in addition to the costs below.

	Year 1	Year 2	Year 3	Year 4	Year 5
NTC	£24,555	£24,555	£24,555	£24,555	£24,555
BID	£5,450	£5,450	£5,450	£5,450	£5,450
Total	£30,005	£30,005	£30,005	£30,005	£30,005

Decision of the Council is Requested

Members to approve Finance Committee recommendation to award LITE the contract to supply the Festive Lighting in Northwich for a five year period.at a total cost of **£30,005 per annum.**

Total Cost over 5 years £150,025.00

Decision of the Council is requested.

Chris Shaw

Chief Officer