

Chief Officer: Chris Shaw

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DATE 15th September 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 22nd September 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 26th August 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 20th October 2025 at 5pm.

Councillors:

Cllr Bob Cernik

Cllr Jo Risley

Cllr Emma Guy

Cllr Olwyn Dean

Cllr Patricia Parkes

Cllr Andy Stott

Cllr Catherine Fox

Cllr Janet Illidge

Cllr Stephen Harcombe

Cllr Graham Emmet

NORTHWICH TOWN COUNCIL
MINUTES OF THE PLANNING AND ENVIRONMENT
COMMITTEE MEETING HELD ON MONDAY 26th AUGUST 2025

Members Present Cllr Andy Stott
 Cllr Emma Guy
 Cllr Graham Emmett
 Cllr Jo Callaghan
 Cllr Patricia Parkes
 Cllr Catherine Fox

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

PL 26/17 APOLOGIES FOR ABSENCE, OR ABSENCE

Apologies were received from Cllr Janet Illidge, Cllr Stephen Harcombe and Cllr Bob Cernik.

PL 26/18 DECLARATIONS OF INTEREST

Members to declare any interest under the following categories:

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

PL 26/19 SIGNING OF THE MINUTES

The minutes of the Planning and Environment Committee meeting held on Monday 28th July and to be noted at the Full Council Meeting on Monday 1st September 2025 be confirmed and approved as a true and accurate.

Proposed by Cllr G Emmett seconded by Cllr Emma Guy

PL 26/20 PLANNING APPLICATIONS

1. Site Address: 24 Witton Street Northwich CW9 5EB

Proposal: Illuminated and non illuminated signage

Reference Number: 25/01842/ADV

Comment: Members were not happy with the illumination signage as it is not in keeping with the style of the building. They would prefer to see the sign painted and not illuminated.

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: No comment

Date

Cllr Andy Stott.....
Chair

3. **Site Address: 35 Mckenzie Crescent Northwich CW8 4FA**
 Proposal: Single storey side/rear extension
Reference Number: 25/02131/FUL
 Comment: No comment

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
 Comment: Cllr. Emma Guy requested that it be minuted that the local MP Andrew Cooper has received assurances from Whitbread that the hotel is not to be used for asylum seekers.

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
 Comment: Refer to Tree Officer

6. **Site Address: 15 Greenway Drive Northwich CW9 7HJ**
 Proposal: Single Storey Side Extension
Reference Number: 25/02197/FUL
 Comment: No comment

7. **Site Address: 47 Queensgate Northwich CW8 1DX**
 Proposal: Single Storey Front, Side and Rear Extensions
Reference Number: 25/02192/FUL
 Comment: No comment

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
 Comment: No comment

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
 Comment: No comment

PL 26/21 NEXT MEETING

The next meeting will be held on Tuesday 22nd 2025 at 5pm.

Date

Cllr Andy Stott.....
Chair

PL 26/22 COUNCILLOR RESIGNATION FROM THE COMMITTEE

Members noted that Councillor Arthur Neil resign from the planning committee, and all agreed that Councillor Olwyn Dean join the committee.

Proposed by Cllr G Emmett seconded by Cllr C Fox

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

Date

Cllr Andy Stott.....
Chair

Notification of Application under the Planning Acts

DATE: 12 September 2025

Cheshire West and Chester Council's Development Management (Planning) Team has received an application in respect of the following:

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
Case Officer:	
Ward:	Northwich Winnington and Castle
Parish:	Northwich Town Council
How to comment online:	If you want to comment on this application or view all the application documents (including supporting documentation) please use our online Public Access system at https://pa.cheshirewestandchester.gov.uk/online-applications/ .
If you have any comments, please submit them by:	3 October 2025 We will not determine the application before this date. If you need more time, for example where the application raises complex issues, please contact the case officer to discuss.

1. To discuss this application in more detail, please contact the case officer as detailed above. If no case officer is shown, contact one of the following officers:

Bethan Armstrong (Principal Planning Officer) – bethan.armstrong@cheshirewestandchester.gov.uk
 Steven Holmes (Principal Planning Officer) – steven.holmes@cheshirewestandchester.gov.uk
 Catherine Reay (Principal Planning Officer) – catherine.reay@cheshirewestandchester.gov.uk

2. If you require paper copies of plans or other documentation, please submit all requests in writing as soon as possible to planning@cheshirewestandchester.gov.uk. Any such requests should provide precise details of the information required. If unsure, then please contact the case officer or named officers above to discuss.
3. We are required by law to allow 21 days for consultation. If you need longer, then please contact the case officer or named officer above as soon as possible to discuss.
4. Please note that under the Access to Information Act 1985 any comments you submit will be available for public inspection and may be copied on request.

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Summary

Reference	25/01469/FUL
Alternative Reference	PP-13910984
Application Received	Tue 13 May 2025
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
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	

Further Information

Application Type	Full Application
Expected Decision Level	
Case Officer	
Parish	Northwich Town Council
Ward	Northwich Leftwich
Applicant Name	Thrussell
Agent Name	Mrs Sarah Aspinall
Agent Address	The Studio Fir Tree Farm Fir Tree Lane Nr Cholmondeley CW5 8JX
Environmental Assessment Requested	No

Contacts

Agent

Mrs Sarah Aspinall

Email	sarah@ba-architects.co.uk
Phone	01270524896

Important Dates

Application Received Date	Tue 13 May 2025
Application Validated Date	Tue 22 Jul 2025
Actual Committee Date	
Neighbour Consultation Expiry Date	Fri 15 Aug 2025
Latest Advertisement Expiry Date	Thu 21 Aug 2025
Latest Site Notice Expiry Date	Wed 27 Aug 2025

Related Information

There are 16 documents associated with this application.

There are 0 cases associated with this application.

There is 1 property associated with this application.

Notification of Application under the Planning Acts

DATE: 1 September 2025

Cheshire West and Chester Council's Development Management (Planning) Team has received an application in respect of the following:

Site Address:	6 Church Road Northwich CW9 5NT
Proposal:	Change of use of existing community center (Use class F2b) to a 3 bedroom dwelling house (Use class C3). Alterations to windows and doors
Reference Number:	25/02436/FUL
Case Officer:	
Ward:	Northwich Witton
Parish:	Northwich Town Council
How to comment online:	If you want to comment on this application or view all the application documents (including supporting documentation) please use our online Public Access system at https://pa.cheshirewestandchester.gov.uk/online-applications/ .
If you have any comments, please submit them by:	22 September 2025 We will not determine the application before this date. If you need more time, for example where the application raises complex issues, please contact the case officer to discuss.

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Notification of Application under the Planning Acts

DATE: 1 September 2025

Cheshire West and Chester Council's Development Management (Planning) Team has received an application in respect of the following:

Site Address:	83 Manchester Road Northwich CW9 5ND
Proposal:	Change of use to children's nursery (Retrospective)
Reference Number:	25/02433/FUL
Case Officer:	
Ward:	Northwich Witton
Parish:	Northwich Town Council
How to comment online:	If you want to comment on this application or view all the application documents (including supporting documentation) please use our online Public Access system at https://pa.cheshirewestandchester.gov.uk/online-applications/ .
If you have any comments, please submit them by:	22 September 2025 We will not determine the application before this date. If you need more time, for example where the application raises complex issues, please contact the case officer to discuss.

1. To discuss this application in more detail, please contact the case officer as detailed above. If no case officer is shown, contact one of the following officers:

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5. In the event that an appeal is made against a decision of the Council to refuse to grant planning permission for a

Notification of Application under the Planning Acts

DATE: 1 September 2025

Cheshire West and Chester Council's Development Management (Planning) Team has received an application in respect of the following:

Site Address:	16 Redgate Northwich CW8 4TQ
Proposal:	Creation of an additional storey
Reference Number:	25/02616/PAA
Case Officer:	
Ward:	Hartford And Greenbank
Parish:	Northwich Town Council
How to comment online:	If you want to comment on this application or view all the application documents (including supporting documentation) please use our online Public Access system at https://pa.cheshirewestandchester.gov.uk/online-applications/ .
If you have any comments, please submit them by:	22 September 2025 We will not determine the application before this date. If you need more time, for example where the application raises complex issues, please contact the case officer to discuss.

1. To discuss this application in more detail, please contact the case officer as detailed above. If no case officer is shown, contact one of the following officers:

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2. If you require paper copies of plans or other documentation, please submit all requests in writing as soon as possible to planning@cheshirewestandchester.gov.uk. Any such requests should provide precise details of the information required. If unsure, then please contact the case officer or named officers above to discuss.
3. We are required by law to allow 21 days for consultation. If you need longer, then please contact the case officer or named officer above as soon as possible to discuss.
4. Please note that under the Access to Information Act 1985 any comments you submit will be available for public inspection and may be copied on request.
5. In the event that an appeal is made against a decision of the Council to refuse to grant planning permission for a

Notification of Application under the Planning Acts

DATE: 3 September 2025

Cheshire West and Chester Council's Development Management (Planning) Team has received an application in respect of the following:

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
Case Officer:	Tree Team treeplanningapps@cheshirewestandchester.gov.uk
Ward:	Northwich Leftwich
Parish:	Northwich Town Council
How to comment online:	If you want to comment on this application or view all the application documents (including supporting documentation) please use our online Public Access system at https://pa.cheshirewestandchester.gov.uk/online-applications/ .
If you have any comments, please submit them by:	24 September 2025 We will not determine the application before this date. If you need more time, for example where the application raises complex issues, please contact the case officer to discuss.

1. To discuss this application in more detail, please contact the case officer as detailed above. If no case officer is shown, contact one of the following officers:

Bethan Armstrong (Principal Planning Officer) – bethan.armstrong@cheshirewestandchester.gov.uk

Steven Holmes (Principal Planning Officer) – steven.holmes@cheshirewestandchester.gov.uk

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3. We are required by law to allow 21 days for consultation. If you need longer, then please contact the case officer or named officer above as soon as possible to discuss.
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