

Chief Officer: Chris Shaw

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



DATE 20th October 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 27th October 2025 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 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 : Planning & Environmental

Meeting Date : 20th October 2025
Agenda Item : 4
Prepared By : Liza Brander
Subject : Planning Applications



Planning Applications

- 1 Site Address: 256 London Road Northwich CW9 8AJ**
Proposal: Single storey side extension with rooflight. - variation of condition 2 (approved plans) of planning application 24/03618/LBC - to remove the velux window from roof of extension and increase the size of the window on the rear elevation of the extension.
Reference Number: 25/02879/S19
- 2 Site Address: 201 - 203 Middlewich Road Northwich CW9 7DN**
Proposal: Change of use from a tool hire shop to a hand car wash and valet business with storage/staff facilities and rear building to motor vehicle workshop (Retrospective) and erection of plastic screening.
Reference Number: 24/01101/FUL
- 3 Site Address: Land South West of Gadbrook Park Northwich Cheshire**
Proposal: Hybrid planning application for full planning application for highway junction improvements to the A556, construction of an electricity primary sub-station and other associated works including internal access road, drainage infrastructure and landscaping; and outline planning application (all matters reserved except for main vehicular and pedestrian access into the Site) for phased commercial industrial/ logistics development (Use Class B2 / B8) with ancillary office accommodation (Use Class E(g)i); car, HGV and cycle parking; land set aside for a future railway station; landscaping and green infrastructure, and other associated works.
Reference Number: 25/02940/OUT
- 4 Site Address: 12 Dobells Road Northwich CW9 8EA**
Proposal: Demolition of existing rear conservatory and detached garage to side of dwelling, erection of two storey side and single storey rear extensions
Reference Number: 25/02691/FUL
- 5 Site Address: Roebuck Apartments Albion Road Northwich**
Proposal: Erection of a 3 storey apartment block comprising of 14 no. apartments with associated landscaping.
Reference Number: 25/01666/FUL
- 6 Site Address: 136 - 140 Witton Street Northwich CW9 5NP**
Proposal: Replacement shopfront
Reference Number: 25/03010/FUL
- 7 Site Address: 43 Hollybank Close Northwich CW8 4GS**
Proposal: Single storey rear extension
Reference Number: 25/02811/FUL

Notification of Application under the Planning Acts

DATE: 6 October 2025

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

Site Address:	256 London Road Northwich CW9 8AJ
Proposal:	Single storey side extension with rooflight. - variation of condition 2 (approved plans) of planning application 24/03618/LBC - to remove the velux window from roof of extension and increase the size of the window on the rear elevation of the extension.
Reference Number:	25/02879/S19
Case Officer:	Carl Wilkinson 07824 321476 carl.wilkinson@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:	27 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.

5. In the event that an appeal is made against a decision of the Council to refuse to grant planning permission for a proposed householder development or minor commercial development, and that appeal then proceeds by way of the written representations procedure, any representations made to the Council about this application will be passed to the Secretary of State and there will be no opportunity to make further representations.
6. This notice has been served because to do so is required by one or more of the following: the Town and Country Planning (Development Management Procedure) Order 2015, Town and Country Planning (Listed Buildings and

Searching for consultations from your in-tray

To assist with searching for consultation requests I have added the letter reference at the bottom of this document, which also appears next to each request in your in-tray, as shown here.

Requests for consultation

Letter Reference:	Co
DC/AO665/NG0ISATE0H400	Bic

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System	Planning			
Letter Reference Planning searches only	DC/AO665/NG0ISATE0H400			
Consultee Name Planning searches only				
Consultation Type	All			
Comment Date:		to:		
Search		Reset		

Parish Council E-Consultation

Development Management

Planning Service
Cheshire West and Chester Council
The Portal Wellington Road Ellesmere Port
CH65 0BA
Tel: 0300 123 7027
Email:
planning.appeals@cheshirewestandchester.gov.uk
Web: www.cheshirewestandchester.gov.uk

Date:
18 September 2025

Dear Planning Consultee

Notification of a Planning Appeal - Written Representations

Site Address:	201 - 203 Middlewich Road Northwich CW9 7DN
Description of development:	Change of use from a tool hire shop to a hand car wash and valet business with storage/staff facilities and rear building to motor vehicle workshop (Retrospective) and erection of plastic screening.
Appellant's name:	David Houghton
Planning or Enforcement ref:	24/01101/FUL
Planning Inspector ref:	APP/A0665/W/25/3372703
Planning Inspector:	
Appeal reference:	25/00091/REF
Appeal start date:	17 September 2025
Comment before:	22 October 2025

The above Planning Appeal was started on **17 September 2025**. I am writing to let you know that an Inspector has been appointed to determine the above appeal.

The appeal will be determined on the basis of **written representations** so a venue is not required.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to:

**Anton Godfrey, The Planning Inspectorate Room 3/03 Temple Quay House 2 The Square
Temple Quay BRISTOL BS1 6PN**

Cheshire West & Chester Council

ACON02

All representations must be received by **22 October 2025**. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the reference APP/A0665/W/25/3372703.

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

If you submit comments and then subsequently wish to withdraw them, you should make this request to the Planning Inspectorate by the date above.

The appeal documents can be inspected by clicking on this link and entering the last part of the above inspectorate reference <https://acp.planninginspectorate.gov.uk/> or on the Council's website <https://www.cheshirewestandchester.gov.uk/residents/planning-and-building-control/see-or-comment-on-planning-applications/how-to-view-an-application>, or at the area Planning Office. Should you wish to view the documents at an area office, please contact the Council, using the contact details at the top of the letter, to arrange a suitable date and time.

Please note that if you wish to find out more about the appeal procedure click on this link, or copy and paste it into your browser: <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

If you have any queries please contact the Planning Inspectorate Customer Support Team on 0303 444 5000.

Yours sincerely

Development Management Team



Cheshire West
and Chester

Notification of Application under the Planning Acts

DATE: 15 October 2025

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

Site Address:	Land South West of Gadbrook Park Northwich Cheshire
Proposal:	Hybrid planning application for full planning application for highway junction improvements to the A556, construction of an electricity primary sub-station and other associated works including internal access road, drainage infrastructure and landscaping; and outline planning application (all matters reserved except for main vehicular and pedestrian access into the Site) for phased commercial industrial/ logistics development (Use Class B2 / B8) with ancillary office accommodation (Use Class E(g)i); car, HGV and cycle parking; land set aside for a future railway station; landscaping and green infrastructure, and other associated works.
Reference Number:	25/02940/OUT
Case Officer:	
Ward:	Davenham, Moulton and Kingsmead
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:	5 November 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.
5. In the event that an appeal is made against a decision of the Council to refuse to grant planning permission for a proposed householder development or minor commercial development, and that appeal then proceeds by way of the written representations procedure, any representations made to the Council about this application will be passed to the Secretary of State and there will be no opportunity to make further representations.
6. This notice has been served because to do so is required by one or more of the following: the Town and Country Planning (Development Management Procedure) Order 2015, Town and Country Planning (Listed Buildings and

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Requests for consultation

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Letter Reference Planning searches only	DC/AO665/NG0ISATE0H400				
Consultee Name Planning searches only					
Consultation Type	All				
Comment Date:		to:			
Search		Reset			

Notification of Application under the Planning Acts

DATE: 17 September 2025

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

Site Address:	12 Dobells Road Northwich CW9 8EA
Proposal:	Demolition of existing rear conservatory and detached garage to side of dwelling, erection of two storey side and single storey rear extensions
Reference Number:	25/02691/FUL
Case Officer:	
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:	8 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:

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Consultee Name <i>Planning searches only</i>	
Consultation Type	All
Comment Date:	to:
Search Reset	

Notification of Application under the Planning Acts

DATE: 30 September 2025

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

Site Address:	Roebuck Apartments Albion Road Northwich
Proposal:	Erection of a 3 storey apartment block comprising of 14 no. apartments with associated landscaping.
Reference Number:	25/01666/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:	21 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:

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Consultee Name <i>Planning searches only</i>	
Consultation Type	All
Comment Date:	to:
Search Reset	

Notification of Application under the Planning Acts

DATE: 16 October 2025

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

Site Address:	136 - 140 Witton Street Northwich CW9 5NP
Proposal:	Replacement shopfront
Reference Number:	25/03010/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:	6 November 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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Consultee Name <i>Planning searches only</i>	
Consultation Type	All
Comment Date:	to:
Search Reset	

Notification of Application under the Planning Acts

DATE: 1 October 2025

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

Site Address:	43 Hollybank Close Northwich CW8 4GS
Proposal:	Single storey rear extension
Reference Number:	25/02811/FUL
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:	22 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:

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