

Chief Officer: Chris Shaw

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



DATE 17th November 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 24th November 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 27th October 2025 and noted at the Full Council meeting on Monday 3rd November 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 December 2025 at 5pm.

6. Next Meeting

The next Planning and Environment Committee meeting will be held on Monday 22nd December 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 27th OCTOBER 2025

Members Present Cllr Andy Stott
 Cllr Emma Guy
 Cllr Patricia Parkes
 Cllr Catherine Fox
 Cllr Stephen Harcombe

Also present Liza Clansey - Cemetery Registrar & Wellbeing Manager

PL 26/28 APOLOGIES FOR ABSENCE, OR ABSENCE

Apologies were received from Cllr Graham Emmett, Cllr Jo Callaghan, Cllr Janet Illidge, Cllr Bob Cernik and Cllr Olwyn Dean

PL 26/29 DECLARATIONS OF INTEREST

Cllr Catherine Fox declared an interest in neighbouring property planning application.

PL 26/30 SIGNING OF THE MINUTES

The minutes of the Planning and Environment Committee meeting held on Monday 22nd September 2025 and noted at the Full Council Meeting on Monday 6th October 2025 be confirmed and approved as a true and accurate with one amendment, Cllr Stephen Harcombe had attended the meeting and had been missed off the members present list.

Proposed by Cllr Stephen Harcombe and seconded by Cllr Emma Guy

PL 26/31 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

No comment

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

Members maintained their original comments, concerns about traffic and residential amenity

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

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

Members would like to see more consideration given to walking, cycling, and sustainable transport.

This will involve major works to the highway and vehicle access priorities.

It was also noted that the Davenham and Whatcroft area should be taken into consideration for their Neighbourhood Plan.

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

No comment

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

No comment

6 Site Address: 136 - 140 Witton Street Northwich CW9 5NP

Proposal: Replacement shopfront

Reference Number: 25/03010/FUL

No comment

7 Site Address: 43 Hollybank Close Northwich CW8 4GS

Proposal: Single storey rear extension

Reference Number: 25/02811/FUL

No comment

PL 26/31 NEXT MEETING

The next meeting will be held on Monday 24th November 2025 at 5.00pm.

There being no further business, the meeting closed at 5.30pm.

Date

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

Report to : Planning & Environmental

Meeting Date : 17th November 2025

Agenda Item : 4

Prepared By : Liza Brander

Subject : Planning Applications



Planning Applications

- 1 **Site Address:** Footpath Outside 65-69 Witton Street Northwich Cheshire
Proposal: Installation of 1No. BT Street Hub Unit and associated advertisement panels on either side of the unit
Reference Number: 25/03219/FUL
- 2 **Site Address:** Yoxall Joinery Winnington Avenue Northwich CW8 4EE
Proposal: Erection of 19 dwellings including associated infrastructure. This application seeks to vary condition 2 (approved plans) of planning permission 22/00561/FUL to allow changes to house types and site plan.
Reference Number: 25/02680/S73
- 3 **Site Address:** 262 London Road Northwich CW9 8AJ
Proposal: 1x Magnolia - Request to crown reduce by 0.5 m to maintain a healthy shape
Reference Number: 25/03303/CAT
- 4 **Site Address:** 25 Castle Street Northwich CW8 1BA
Proposal: T1 Sycamore - Fell the stem that is very close to the wall shading the flats. T2 Willow - Reduce back over the car park area to the boundary wall
Reference Number: 25/03464/CAT
- 5 **Site Address:** 61 Cromwell Road Northwich CW8 4BW
Proposal: Single storey front extension
Reference Number: 25/03447/FUL
- 6 **Site Address:** 153 Cromwell Road Northwich CW8 4BX
Proposal: Single storey side and rear extension
Reference Number: 25/02424/FUL
- 7 **Site Address:** Footpath Outside The Information Centre 1 Market Street Northwich Cheshire
Proposal: Installation of 1No. BT Street Hub Unit and associated advertisement panels on either side of the unit
Reference Number: 25/03217/FUL
- 8 **Site Address:** 29 Queensgate Northwich CW8 1DX
Proposal: Conversion of existing garage to ancillary living accommodation on either side of the unit
Reference Number: 25/03504/FUL
- 9 **Site Address:** Land At Chester Way Northwich
Proposal: Installation of 1No. BT Street Hub Unit and associated advertisement panels on either side of the unit
Reference Number: 25/03273/FUL

10 Site Address: Land At Walker Road Northwich CW8 4UD

Proposal: Erection of nursery with associated car parking, landscaping, play areas and fencing

Reference Number: 25/03223/FUL

11 Site Address: Cellnex Northwich Greenbank Lane, Hartford Manor, Greenbank Lane, Hartford, Northwich, Cheshire, CW8 1JJ, NGR E: 364529 N: 372556.

Proposal: communications installation for Vodafone Ltd.

See attached letter

Northwich Parish Council
The Council Offices
78 Church Road
Northwich
CW9 5PB
chrisshaw@northwichtowncouncil.gov.uk

Ref: COL.MOD.UK.0006635_2

Date: 3rd November 2025

Dear Northwich Parish Council,

**Proposed communications installation for Vodafone Ltd. at Cellnex Northwich
Greenbank Lane, Hartford Manor, Greenbank Lane, Hartford, Northwich,
Cheshire, CW8 1JJ, NGR E: 364529 N: 372556.**

My name is Caitlyn Richmond, and I am the Town Planner for WHP Telecoms on behalf of Cellnex. I am writing to you in your Parish Council for the Northwich area and to draw your attention to a proposal by Cellnex to install mobile phone communications apparatus at the above site and to provide contact details should you wish to enquire further about it.

Who is Cellnex?

Cellnex is a Shared Infrastructure Provider, and we own, host and operate shared communications infrastructure across the UK. All the Mobile Network Operators utilise our sites in order to provide important mobile communications coverage to communities around the UK.

I am writing to you to explain that existing mobile communications apparatus at this existing Cellnex site will be changed or added to, as part of the operator's new and advanced 5G mobile communications networks.

What is 5G technology?

We understand that you might have reservations about this new mobile technology. Like previous generations of mobile connectivity, there are strict guidelines and regulations on how mobile communication sites must operate.

All mobile communication sites must comply with guidelines set by the International Commission on Non-Ionizing Radiation Protection (ICNIRP).

These ICNIRP guidelines are based on decades of published research, and they have been recently updated to reflect 5G technology. The guidelines are accepted by the UK government on the Advice of Public Health England as well as by the EU and the World Health Organisation, as the appropriate safeguard for people of all ages and all states of health.

All mobile communication sites incorporate public exclusion zones to ensure strict compliance with ICNIRP guidelines. Together with operational requirements, this can require apparatus to be located at specific positions and heights, as reflected in the proposed development at this site.

Next steps

To get a fully enabled 5G network and connectivity for your area, the operators need to build the infrastructure that supports that.

At this site the work will consist of:

Proposed 6no. Antennas, 9no. RUU's, 5no. BOB's, and 1no. cabinet to be removed.
Proposed 6no. Antennas, 18no. RRU's, cables to be removed and replaced and 1no. Rack added to the existing lattice tower and ancillary upgrades thereto.

Is planning permission required?

The installation as currently proposed has 'permitted development rights' which does not require planning permission or prior approval from the planning authority. Nevertheless, Cellnex is committed to keeping local communities informed of its plans and this email includes details about the proposal and provides contact details should you wish to make further enquiries.

Should you require any additional information then please do not hesitate to contact me directly, my contact details are given below.

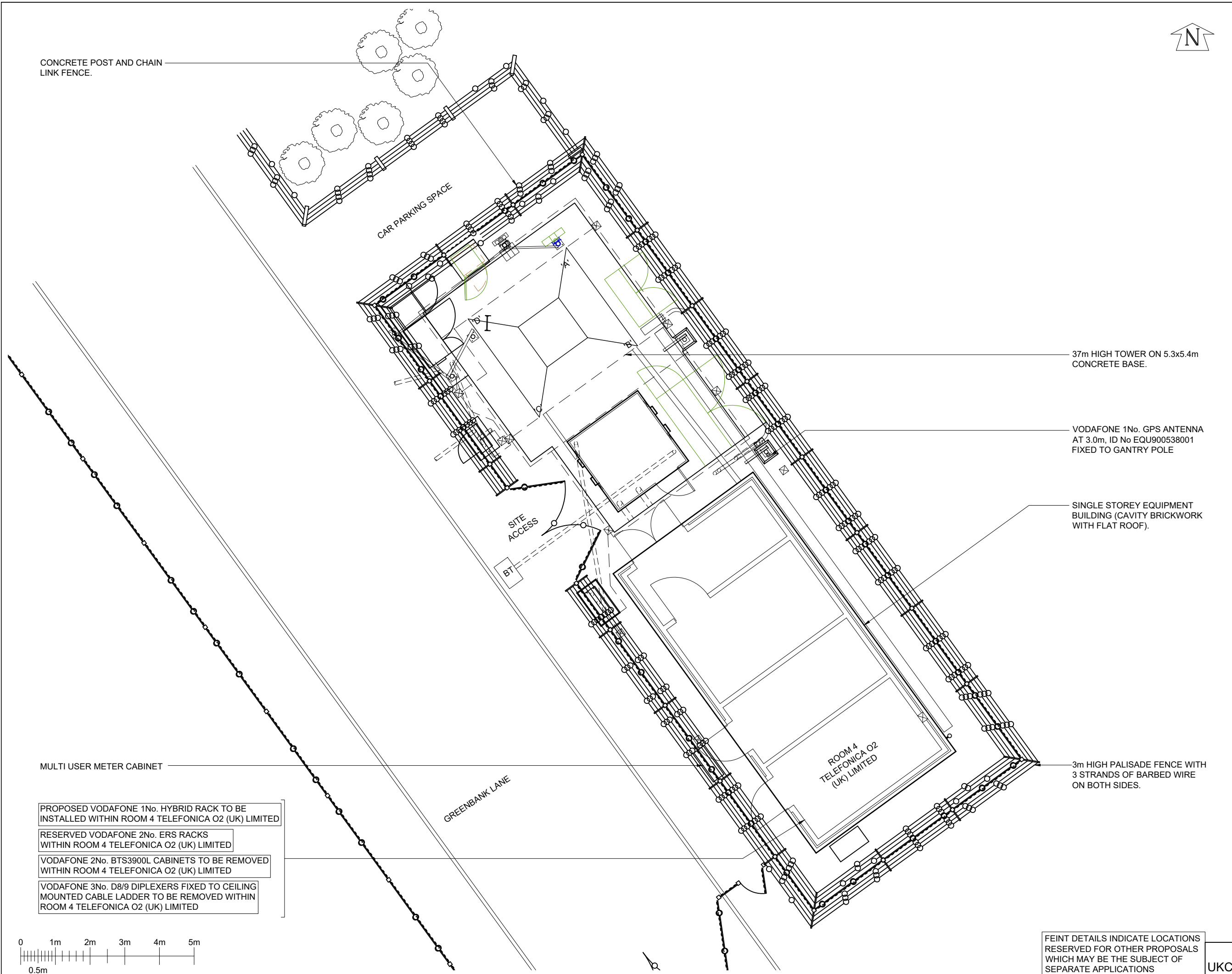
Yours sincerely,

Caitlyn Richmond

Town Planner

c.richmond@whptelecoms.com

02891240990



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NOTES

PROJ No.	COL.MOD.UK.0006635
E-REF	TBC
CSID	TBC
CSR	N/A
VFID	87831_13
CELL No.	87831VF

33	COL.MOD.UK.0006635 MINOR AMEND	21/10/25	WHP	WHP
32	COL.MOD.UK.0006635 PLANNING	26/09/25	WHP	WHP
31	COL.MOD.UK.0004837 PLANNING AMENDMENT	25/06/24	NOV	NOV
30	COL.MOD.UK.0004837 PLANNING	20/06/24	NOV	NOV
29	242019 AS-BUILT	25/01/23	WHP	WHP
ISS	REVISION	DATE	DRN	APP



CELLNEX UK
R+, 4TH FLOOR, 2 BLA GRAVE STREET, READING, RG1 1AZ
Tel. 020 4526 8553

SITE No **UK-CH-001776**
NORTHWICH GREENBANK LANE
HARTFORD MANOR
GREENBANK LANE
HARTFORD, NORTHWICH
CHESHIRE
CW8 1JJ

NGR **SJ 64529 72556**
OS GRID **364529 372556**

TITLE
SITE PLAN
PLANNING APPLICATION
VODAFONE

SCALE **1:100**

DRAWN	IM	19/08/11
APPROVED	WHP	21/10/25

DRG No. Sheet 1 of 1 Rev

UKCH001776-04-102-MD033 **33**

FEINT DETAILS INDICATE LOCATIONS
RESERVED FOR OTHER PROPOSALS
WHICH MAY BE THE SUBJECT OF
SEPARATE APPLICATIONS

33	COL.MOD.UK.0006635 MINOR AMEND	21/10/25	WHP	WHP
32	COL.MOD.UK.0006635 PLANNING	25/09/25	WHP	WHP
31	COL.MOD.UK.0004837 PLANNING AMENDMENT	25/06/24	NOV	NOV
30	COL.MOD.UK.0004837 PLANNING	20/06/24	NOV	NOV
29	242019 AS-BUILT	25/01/23	WHP	WHP
ISS	REVISION	DATE	DRN	APP



TITLE	
ELEVATION	
PLANNING APPLICATION	
VODAFONE	

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