

NORTHWICH TOWN COUNCIL
MINUTES OF THE PLANNING AND ENVIRONMENT
COMMITTEE MEETING HELD ON MONDAY 24th November 2025

Members Present Cllr Andy Stott
 Cllr Janet Illidge
 Cllr Emma Guy
 Cllr Patricia Parkes
 Cllr Catherine Fox
 Cllr Stephen Harcombe
 Cll Jo Risley

Also present Liza Clansey - Cemetery Registrar & Wellbeing Manager

PL 26/32 APOLOGIES FOR ABSENCE, OR ABSENCE

Apologies were received from Cllr Graham Emmett, Cllr Olwyn Dean and Cllr Bob Cernik

PL 26/32 DECLARATIONS OF INTEREST

Cllr Catherine Fox declared an interest in 262 London Road as this is her property

PL 26/33 SIGNING OF THE MINUTES

The minutes of the Planning and Environment Committee meeting held on Monday 27th of October 2025 and noted at the Full Council Meeting on Monday 3rd of November 2025 be confirmed and approved as true and accurate.

Proposed by Cllr Emma Guy and seconded by Cllr Patricia Parkes

PL 26/34 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
This is in a conservation area, NTC object to this application
- 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
Can you please send NTC the document changes from the first planning application and note any changes to the new application as the information provided is not clear
- 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
Pass to tree officer

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

- 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

Pass to tree officer

- 5 Site Address:** 61 Cromwell Road Northwich CW8 4BW
Proposal: Single storey front extension
Reference Number: 25/03447/FUL
No comments
- 6 Site Address:** 153 Cromwell Road Northwich CW8 4BX
Proposal: Single storey side and rear extension
Reference Number: 25/02424/FUL
This has previously been approved before NTC meeting
- 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
**This application is in a conservation area. It would be a distraction to traffic and
may need to be moved in the near future depending on development plans**
- 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
No comments
- 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
**This is very near to the memorial area and unsightly. This would also be a
distraction to traffic**
- 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
No objections
- 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.
Noted

PL 26/35 NEXT MEETING

The next meeting will be held on Monday 22nd of December 2025 at 5.00pm.

There being no further business, the meeting closed at 5.20pm

Date

Cllr Andy Stott.....
Chair