

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 January 2026

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 26th January 2026 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

Of the Planning and Environment Committee meeting held on Monday 23rd of December 2025 and noted at the Full Council meeting on Monday 5th of January 2026 to be approved

4. Planning Applications

Schedule of planning applications attached

Recommendations of the Committee are requested.

5. Next Meeting

The next Planning and Environment Committee meeting will be held on Monday 16th of February 2026 at 5pm.

Councillors:

Cllr Bob Cernik	Cllr Patricia Parkes	Cllr Janet Illidge	Cllr Olwyn Dean
Cllr Jo Risley	Cllr Andy Stott	Cllr Stephen Harcombe	Cllr Graham Emmett
Cllr Emma Guy	Cllr Catherine Fox		

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

Members Present Cllr Andy Stott
Cllr Emma Guy
Cllr Catherine Fox
Cllr Stephen Harcombe
Cllr Graham Emmett

Also present Liza Brander - Cemetery Registrar & Wellbeing Manager

PL 26/36 APOLOGIES FOR ABSENCE, OR ABSENCE

Apologies were received from Cllr Olwyn Dean, Cllr Jo Callaghan, Cllr Janet Illidge. Cllr Patricia Parkes and Cllr Bob Cernik were not present.

PL 26/37 DECLARATIONS OF INTEREST

There were no declarations of interest given.

PL 26/38 SIGNING OF THE MINUTES

The minutes of the Planning and Environment Committee meeting held on Monday 24th of November 2025 and noted at the Full Council Meeting on Monday 8th December 2025 be confirmed and approved as true and accurate.

Proposed by Cllr Stephen Harcombe and seconded by Cllr Catherine Fox.

PL 26/39 PLANNING APPLICATIONS

1 Site Address: Land Opposite 232 To 250 London Road Northwich CW9 5EU

Proposal: Various trees - crown lift entire group to 6m to clear public footpath

Reference Number: 25/03869/TPO

Refer to tree officer

2 Site Address: Land of The South of Chester Way Peter Street Northwich

Proposal: Development of a 72-bed Class C2 care home, with ancillary communal facilities, means of access, landscaping, open space and all other works and infrastructure

Reference Number: 24/01535/FUL

Concerns about biodiversity – we don't see how they would be able to meet the requirements of the species.

Our existing comments from previous application still applies.

Date

Cllr Andy Stott.....
Chair

3 Site Address: The Penny Black 110 Witton Street Northwich CW9 5AA

Proposal: External works including repair works to existing sash windows and façade elements. Replacement timber elements facades of the building, and replacement signage. Installation of extract vertical ductwork. Internal works including mechanical upgrades, replacement several cassette and condenser units and additional ductwork runs and grilles.

Reference Number: 25/03318/FUL

No comments

4 Site Address: 32 High Street Northwich CW9 5BJ

Proposal: Change of use from Class E restaurant to Sui Generis hot food takeaway

Reference Number: 25/03660/FUL

There are already several takeaways in Northwich and no restriction of numbers of hot food takeaways. Parking is an issue

5 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

6 Site Address: Weaver Shipyard Saxons Lane Northwich CW8 1LB

Proposal: Approval of reserved matters (details of appearance, layout, scale and landscaping) following outline approval under 18/01170/OUT for Mixed use redevelopment of existing shipyard to provide leisure marina (encompassing moorings) and up to 83 residential dwellings

Reference Number: 24/03833/REM

Concerns re highway proposals and would like to see any comments from the highway authority. Also concerns with habitat

7 Site Address: Boat Yard Navigation Road Northwich CW8 1BH

Proposal: Nomination to list Navigation Boat Yard as an assets of community value - CV767244603

Reference Number: 25/03752/ACV

We approve of nomination

PL 26/40 Planning Appeal Decisions and Amendments

Noted

PL 26/41 NEXT MEETING

The next meeting will be held on Monday 26th of January 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 : 26th January 2026
Agenda Item : 4
Prepared By : Liza Brander
Subject : Planning Applications



Planning Applications

- 1 Site Address: 50 The Crescent Northwich CW9 8AD**
Proposal: Construction of rear/side-facing dormer
Reference Number: Construction of rear/side-facing dormer
- 2 Site Address: 72 London Road Northwich CW9 5HG**
Proposal: Construction of a drop kerb outside the property to allow access to the driveway
Reference Number: 25/03907/FUL
- 3 Site Address: 154 and 152 Chester Road Northwich CW8 4AL**
Proposal: 3x Sycamores (G1) - Reduce and thin crowns by approximately 20%, crown lift over highway to approximately 6m, remove major deadwood and sever Ivy where needed. Lime (T1) - Reduce and thin crown by approximately 20% and remove any major deadwood. Oak (T2) - Reduce crown by approximately 20%, crown lift over road to 6m, remove previous poorly pruned stubs and remove any major deadwood.
Reference Number: 26/00011/TPO
- 4 Site Address: 152 Chester Road Northwich CW8 4AL**
Proposal: 3x Sycamores (G1) - Reduce and thin crowns by approximately 20%, crown lift over highway to approximately 6m, remove major deadwood and sever Ivy where needed. Lime (T1) - Reduce and thin crown by approximately 20% and remove any major deadwood. Oak (T2) - Reduce crown by approximately 20%, crown lift over road to 6m, remove previous poorly pruned stubs and remove any deadwood.
Reference Number: 26/00010/TPO
- 5 Site Address: 61 Queensgate Northwich CW8 1DU**
Proposal: First floor side extension and replacement detached garage
Reference Number: 25/03896/FUL
- 6 Site Address: Moss Farm Sports and Leisure Complex Moss Lane Northwich CW8 4BG**
Proposal: Change of use from changing room 1 to a kitchen, including provision of a servery window within the new kitchen and a canopy above the window outside (retrospective)
Reference Number: 25/03969/FUL
- 7 Site Address: Land Off Hargreaves Road Northwich**
Proposal: Variation of conditions 2 (Approved Plans) and 30 (Affordable Housing Scheme) of planning permission: 21/00055/FUL (Residential development with associated access, car parking and landscaping) (Amendments to adjust the affordable housing schedule of the approved development of Phase 1, and amend Phase 2 tenure to 100% affordable housing (Phase 3 remains unchanged)).
Reference Number: 25/03894/S73
- 8 Site Address: Land Off Hargreaves Road Northwich**
Proposal: Change of use of the ground floor only from Class E (commercial, business and service) to Class F1 (learning and non-residential institutions), alterations to the rear doors and windows.
Reference Number: 25/03655/FUL

Notification of Application under the Planning Acts

DATE: 16 January 2026

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

Site Address:	50 The Crescent Northwich CW9 8AD
Proposal:	Construction of rear/side-facing dormer
Reference Number:	25/04016/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:	6 February 2026 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

Please note: For tree applications please contact treeplanningapps@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

When you log in to your consultee account and look at your in-tray you have the option to click on Consultation Search. If you are having problems locating a request enter the letter reference from the bottom of the request document into the search field, as in the example below, and click on Search. This will result in the correct consultation request opening in your in-tray for you to comment on.

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In Tray	Active Consultations	Previous Consultations	Consultation Search	

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

Notification of Application under the Planning Acts

DATE: 14 January 2026

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

Site Address:	72 London Road Northwich CW9 5HG
Proposal:	Construction of a drop kerb outside the property to allow access to the driveway
Reference Number:	25/03907/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:	4 February 2026 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

Please note: For tree applications please contact treeplanningapps@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.
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Consultee Name Planning searches only					
Consultation Type	All				
Comment Date:	to:				
Search Reset					

Notification of Application under the Planning Acts

DATE: 13 January 2026

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

Site Address:	154 and 152 Chester Road Northwich CW8 4AL
Proposal:	3x Sycamores (G1) - Reduce and thin crowns by approximately 20%, crown lift over highway to approximately 6m, remove major deadwood and sever Ivy where needed. Lime (T1) - Reduce and thin crown by approximately 20% and remove any major deadwood. Oak (T2) - Reduce crown by approximately 20%, crown lift over road to 6m, remove previous poorly pruned stubs and remove any major deadwood.
Reference Number:	26/00011/TPO
Case Officer:	Tree Team treeplanningapps@cheshirewestandchester.gov.uk
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:	3 February 2026 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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 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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Notification of Application under the Planning Acts

DATE: 13 January 2026

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

Site Address:	152 Chester Road Northwich CW8 4AL
Proposal:	3x Sycamores (G1) - Reduce and thin crowns by approximately 20%, crown lift over highway to approximately 6m, remove major deadwood and sever Ivy where needed. Lime (T1) - Reduce and thin crown by approximately 20% and remove any major deadwood. Oak (T2) - Reduce crown by approximately 20%, crown lift over road to 6m, remove previous poorly pruned stubs and remove any major deadwood.
Reference Number:	26/00010/TPO
Case Officer:	Tree Team treeplanningapps@cheshirewestandchester.gov.uk
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:	3 February 2026 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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Consultee Name Planning searches only					
Consultation Type	All				
Comment Date:	to:				
Search Reset					

Notification of Application under the Planning Acts

DATE: 7 January 2026

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

Site Address:	61 Queensgate Northwich CW8 1DU
Proposal:	First floor side extension and replacement detached garage
Reference Number:	25/03896/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:	28 January 2026 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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Consultation Type	All
Comment Date:	to:
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Notification of Application under the Planning Acts

DATE: 7 January 2026

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

Site Address:	Moss Farm Sports and Leisure Complex Moss Lane Northwich CW8 4BG
Proposal:	Change of use from changing room 1 to a kitchen, including provision of a servery window within the new kitchen and a canopy above the window outside (retrospective)
Reference Number:	25/03969/FUL
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:	28 January 2026 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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Catherine Reay (Principal Planning Officer) – catherine.reay@cheshirewestandchester.gov.uk

Please note: For tree applications please contact treeplanningapps@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.
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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	

Adjoining Parish Council

Notification of Application under the Planning Acts

Date: 6 January 2026

Cheshire West and Chester Council's Development Management (Planning) Team has received an application in respect of the following development in a Parish/Neighbourhood adjoining yours:

Site Address:	Land Off Hargreaves Road Northwich
Proposal:	Variation of conditions 2 (Approved Plans) and 30 (Affordable Housing Scheme) of planning permission: 21/00055/FUL (Residential development with associated access, car parking and landscaping) (Amendments to adjust the affordable housing schedule of the approved development of Phase 1, and amend Phase 2 tenure to 100% affordable housing (Phase 3 remains unchanged)).
Reference Number:	25/03894/S73
Case Officer:	Paul Friston 07786 198601 paul.friston@cheshirewestandchester.gov.uk
Ward:	Rudheath
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 January 2026 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, or if no case officer is shown, email planning@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 us to discuss using this email address.
3. If you need more time to respond, please contact the case officer or email planning@cheshirewestandchester.gov.uk 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. If 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 you can find 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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Consultee In Tray	Profile Details	Saved Searches	Notified Applications	Tracked Applications
In Tray	Active Consultations	Previous Consultations	Consultation Search	
System	Planning			
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: 19 December 2025

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

Site Address:	134 Witton Street Northwich CW9 5NP
Proposal:	Change of use of the ground floor only from Class E (commercial, business and service) to Class F1 (learning and non-residential institutions), alterations to the rear doors and windows.
Reference Number:	25/03655/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:	12 January 2026 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

Please note: For tree applications please contact treeplanningapps@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.
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Consultee Name Planning searches only	
Consultation Type	All
Comment Date:	
	Search Reset