

Chief Officer: Chris Shaw

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



DATE 16th February 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 23rd February 2026 at 5.00pm.**

Yours sincerely

Chris Shaw

Chris Shaw

Chief Officer

AGENDA

1. **Sophie Cragg, Planner for Carter Jonas to speak** with members about the planning proposals for application 21/01438/FUL land at Tabley Street for a new residential apartment block.
2. **Apologies for absence**
3. **Declaration of Interest**
Members to declare any interest under the following categories:
 - * Pecuniary interest
 - * Outside bodies interest
 - * Family, friend, or close associate interest
4. **Signing of the Minutes**
Of the Planning and Environment Committee meeting held on Monday 26th January 2026 and noted at the Full Council meeting on Monday 2nd February 2025 to be approved.
5. **Planning Applications**
Schedule of planning applications attached.
Recommendations of the Committee are requested.
6. **Land off Hargreaves Road Northwich**
To update members with correspondence from Cheshire West & Chester.
To note.
7. **Appeal by MSP Car Customers – 201-203 Middlewich Road, Northwich**
To update members with dispatch cover letter and decision.
To note.
8. **Appeal – 11 Sanderman Crescent, Northwich**
To update members with planning appeal.
To note.
9. **Next Meeting**
The next Planning and Environment Committee meeting will be held on Monday 23rd March 2026 at 5pm.

Councillors:

Cllr Bob Cernik
Cllr Jo Risle
Cllr Emma Guy

Cllr Patricia Parkes
Cllr Andy Stott
Cllr Catherine Fox

Cllr Janet Illidge
Cllr Stephen Harcombe

Cllr Olwyn Dean
Cllr Graham Emmett

1. **Sophie Cragg, Planner for Carter Jonas to speak with members about the** planning proposals for application 21/01438/FUL land at Tabley Street for a new residential apartment block.

NAME: Sophie Cragg
EMAIL: <sophie.cragg@carterjonas.co.uk>
NUMBER: 07977539785

MESSAGE:

Good afternoon,

I would like to arrange a meeting with yourselves to discuss a planning proposal at Land at Tabley Street for a new residential apartment block. The applicant previously spoke to you a few years ago before submitting a similar scheme and we would like to speak with you again.

Please can you provide me with information on who to best speak to in order to set this meeting up - ideally in the coming couple of weeks.

Many thanks,
Sophie

From: Sophie Cragg <Sophie.Cragg@carterjonas.co.uk>
Sent: 02 February 2026 14:53
To: Liza Brander <lizabrande@northwichtowncouncil.gov.uk>
Cc: Andy Cowan <Andy.Cowan@carterjonas.co.uk>
Subject: RE: Northwich Town Council - Website Contact Form

Hi Stephanie,

Many thanks for your quick response.

The applicant submitted planning application 21/01438/FUL in October 2021. Prior to submitting this to CWaC, a meeting was held with yourselves to present the proposals and hear any initial feedback/concerns.

The meeting set up last time was beneficial and therefore he is keen to do it again. The proposal is for a five-storey apartment block (plans attached).

We have been working with our technical team over the past few months in getting the proposal ready to submit to Cheshire West and Chester which we are expecting to do later this month.

Please let me know if you would be happy to meet.

Many thanks,
Sophie

Sophie Cragg BA MSc MRTPI (she, her, hers)
Planner

T: 0161 674 0481 | M: 07977 539785 | carterjonas.co.uk
17 Marble Street, 6th Floor Bloc, Manchester, M2 3AW

From: Liza Brander <lizabrande@northwichtowncouncil.gov.uk>

Sent: Wednesday, 04 February 2026 10:03

To: Sophie Cragg <Sophie.Cragg@carterjonas.co.uk>

Cc: Councillor Andy Stott <andystott@northwichtowncouncil.gov.uk>; Chris Shaw <chrisshaw@northwichtowncouncil.gov.uk>

Subject: [External Message] RE: Northwich Town Council - Website Contact Form

Good morning, Sophie

Many thanks for your email regarding planning application 21/01438/FUL land at Tabley Street for a new residential apartment block.

The Chair of The Planning Committee, Councillor Andy Stott would like to invite you to the next Planning and Environment Committee Meeting to discuss your concerns.

The date of the meeting is Monday 23rd of February at 5pm in our board room at Northwich Town Council Offices, 78 Church Road, Northwich, Cheshire, CW9 5PB (within Witton Cemetery)

If you can please confirm if you are able to attend this meeting.

Kind Regards,

Liza Brander

Liza Brander
Cemetery Registrar & Wellbeing Manager

NORTHWICH TOWN COUNCIL
MINUTES OF THE PLANNING AND ENVIRONMENT
COMMITTEE MEETING HELD ON MONDAY 26th JANUARY 2026

Members Present

Cllr Bob Cernik
Cllr Patricia Parkes
Cllr Janet Illidge
Cllr Andy Stott
Cllr Stephen Harcombe
Cllr Graham Emmett
Cllr Emma Guy

Also present Liza Brander - Cemetery Registrar & Wellbeing Manager

PL 26/42 APOLOGIES FOR ABSENCE, OR ABSENCE

Apologies were received from Cllr Olwyn Dean, Cllr Catherine Fox and Cllr Jo Risley. Cllr Patricia Parkes was not present.

PL 26/43 DECLARATIONS OF INTEREST

There were no declarations of interest given.

PL 26/44 SIGNING OF THE MINUTES

The minutes of the Planning and Environment Committee meeting held on Monday 22nd January 2026 and noted at the Full Council Meeting on Monday 5th January 2026 be confirmed and approved as true and accurate.

Proposed by Cllr Graham Emmett and seconded by Cllr Emma Guy.

PL 26/39 PLANNING APPLICATIONS

1 Site Address: 50 The Crescent Northwich CW9 8AD

Proposal: Construction of rear/side-facing dormer
Reference Number: 25/04016/FUL

No comment

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

No comment

Date

Cllr Andy Stott.....
Chair

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

Refer to tree officer

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

Refer to tree officer

5 Site Address: 61 Queensgate Northwich CW8 1DU

Proposal: First floor side extension and replacement detached garage

Reference Number: 25/03896/FUL

No comment

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

No comment

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

We have some concerns about the change in condition, we are keen to see the affordable element of the housing development goes ahead as soon as possible. We note that the affordable housing statement has changed from 2023 to 2035. We need a better understanding of the changes made. If you could please clarify this.

Date

Cllr Andy Stott.....
Chair

8 Site Address: 134 Witton Street, 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

No comment

PL 26/45 NEXT MEETING

The next meeting will be held on Monday 23rd of February at 5.00pm.

There being no further business, the meeting closed at 17.20pm

Date

Cllr Andy Stott.....
Chair

Report to : Planning & Environmental

Meeting Date : 23rd February 2026

Agenda Item : 5

Prepared By : Liza Brander

Subject : Planning Applications



Planning Applications

1 Site Address: 35 High Street, Northwich, CW9 5DD

Proposal: Removal of 3 No. condenser units and associated services, retaining 1 No. existing condenser, and installing 5 No. new split system AC condenser units on the first-floor roof deck, as well as removing all redundant ductwork, AHU and air conditioning plant from the upper roof.

Reference Number: 6/00055/FUL

2 Site Address: Eastwood House Princess Street Northwich CW9 7NJ

Proposal: Conversion and extension of existing unit to two dwellings and the erection of one dwelling

Reference Number: 26/00071/FUL

3 Site Address: Land North of Dane House Adjacent to River Dane Chester Way, Northwich

Proposal: Erection of a building providing self-storage and shared work and meeting space, and a separate drive through coffee shop, together with parking including electric vehicle charging bays and associated infrastructure.

Reference Number: 25/00889/FUL

4 Site Address: 14 Western Way, Northwich, CW8 4YL

Proposal: Installation of air source heat pump

Reference Number: 26/00247/FUL

5 Site Address: 7 King George Avenue, Northwich, CW9 5PT

Proposal: Installation of external wall insulation with render to all elevations. The total thickness of the installation will not exceed 160mm.

Reference Number: 26/00273/FUL

6 Site Address: Bridge Town Bridge, Northwich, CW9 5BX

Proposal: Raise the height of the rectangular opening in the cabin ground floor south wall to allow unobstructed passage of the realigned operating cable between the electrical motor drive in the cabin ground floor and the bridge pivot.

Reference Number: 26/00044/LBC

Notification of Application under the Planning Acts

DATE: 30 January 2026

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

Site Address:	35 High Street Northwich CW9 5DD
Proposal:	Removal of 3 No. condenser units and associated services, retaining 1 No. existing condenser, and installing 5 No. new split system AC condenser units on the first-floor roof deck, as well as removing all redundant ductwork, AHU and air conditioning plant from the upper roof.
Reference Number:	26/00055/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:	20 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

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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: 2 February 2026

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

Site Address:	Eastwood House Princess Street Northwich CW9 7NJ
Proposal:	Conversion and extension of existing unit to two dwellings and the erection of one dwelling
Reference Number:	26/00071/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:	23 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

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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

Amendment / Additional Information

Date: 4 February 2026

Cheshire West and Chester Council's Development Management (Planning) Team has received amendments / additional information in respect of the following:

Site Address:	Land North of Dane House Adjacent To River Dane Chester Way Northwich CW9 5HB
Proposal:	Erection of a building providing self storage and shared work and meeting space, and a separate drive through coffee shop, together with parking including electric vehicle charging bays and associated infrastructure.
Reference Number:	25/00889/FUL
Case Officer:	Lyndsay Shinner lyndsay.shinner@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:	25 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.
Notes:	

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.

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.

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 Conservation Areas) Act 1990, Town and Country Planning (General Permitted Development) Order 2015 and Town and Country Planning Act 1990.

Notification of Application under the Planning Acts

DATE: 6 February 2026

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

Site Address:	14 Western Way Northwich CW8 4YL
Proposal:	Installation of air source heat pump
Reference Number:	26/00247/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:	27 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

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Requests for consultation

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DC/AO665/NG0ISATE0H400	Bic

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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: 11 February 2026

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

Site Address:	7 King George Avenue Northwich CW9 5PT
Proposal:	Installation of external wall insulation with render to all elevations. The total thickness of the installation will not exceed 160mm.
Reference Number:	26/00273/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:	4 March 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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Notification of Application under the Planning Acts

DATE: 11 February 2026

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

Site Address:	Bridge Town Bridge Northwich CW9 5BX
Proposal:	Raise the height of the rectangular opening in the cabin ground floor south wall to allow unobstructed passage of the realigned operating cable between the electrical motor drive in the cabin ground floor and the bridge pivot.
Reference Number:	26/00044/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:	4 March 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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Steven Holmes (Principal Planning Officer) – steven.holmes@cheshirewestandchester.gov.uk

Catherine Reay (Principal Planning Officer) – catherine.reay@cheshirewestandchester.gov.uk

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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				



Planning Inspectorate

Room 3M
Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line: 0303 444 5333
Customer Services:
0303 444 5000

Email: North1@planninginspectorate.gov.uk
www.gov.uk/planning-inspectorate

Your Ref: 24/01101/FUL
Our Ref: APP/A0665/W/25/3372703

Charlotte Vickers
Cheshire West and Chester Council
Development Management
The Portal
Wellington Road
Ellesmere Port
Cheshire
CH65 0BA

20 January 2026

Dear Charlotte Vickers,

Town and Country Planning Act 1990
Appeal by MSP Car Customs
Site Address: 201-203 middlewich road, Northwich, Cheshire West and Chester,
CW9 7DN

Outcome

I enclose a copy of our Inspector's decision on the above appeal(s).

Thank you for your cooperation and patience while we reviewed your case and all relevant documentation.

What Next?

Please note that the Planning Inspectorate cannot change or revoke the outcome of the attached decision as only the High Court can quash this decision. The Planning Inspectorate is not the administrative body for High Court challenges. If you would like more information on the strictly enforced deadline for challenging a decision or a copy of the form for lodging a challenge, please get in touch with the administrative court on 02079476655.

Support

If you have any questions about how we handled the appeal(s), please use our [customer contact form](https://contact-us.planninginspectorate.gov.uk/hc/en-gb/requests/new) / <https://contact-us.planninginspectorate.gov.uk/hc/en-gb/requests/new> , or call us on 0303 444 5000. Our customer service phone line is open between 09:00 and 16:00, Monday through Friday (closed on weekends and public holidays).

If you do not have Internet access, please write to the customer quality team at the address above.

Feedback

We are committed to improving the quality of our service and experience for our customers.

Please take a few minutes to give your feedback via the short survey. As stated in our customer charter, we will learn from our mistakes and work to improve how we do things.

[Your feedback makes us better](https://forms.office.com/e/nLDD4REWgf) / <https://forms.office.com/e/nLDD4REWgf>

Thank you in advance for taking the time to provide us with valuable feedback.

Yours sincerely,

Anton Godfrey

Anton Godfrey

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>



Appeal Decision

Site visit made on 18 November 2025

by **C Harding BA (Hons) PGCert PGDip MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 20th January 2026

Appeal Ref: APP/A0665/W/25/3372703

201-203 Middlewich Road, Northwich CW9 7DN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by MSP Car Customs against the decision of Cheshire West and Chester Council.
 - The application Ref is 24/01101/FUL.
 - The development proposed is “Change of use from a tool hire shop to a hand car wash, which was previously a petrol station with a car wash. No external building work was needed or done for this change of use. Only building work completed was a refurbishment of the interior of the building. The forecourt to the front of the premises is used for car washing and valeting. Internally the front of the building close to the forecourt is used as a small shop selling car accessories, cold drinks, crisps and confectionary. The middle section of the building is used as storage and staff areas. The workshop to the rear of the building will be used for vehicle detailing, vehicle wrapping, paint protection film application, ceramic coating application and window tinting.”
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. The planning application was made in the name of Mr David Houghton on behalf of MSP Car Customs, however the appeal form states that the appeal is being made by Salar Salh Ali on behalf of Varo Hand Car Wash. It has since been clarified that the appellant is MSP Car Customs, which aligns with the planning application form, and I have proceeded on this basis.
3. The appellant has provided a range of additional information as part of the appeal. This includes the document “Noise Impact Assessment – Supplement¹” (‘NIA2’), and confirmation that a range of measures would be undertaken in relation to the operation of the proposed use in relation to noise, that the originally proposed acoustic curtains would be removed from the scheme and that a revised one-way system of access would be utilised.
4. The evidence suggests that acoustic curtains were previously in place at the appeal site, and I saw that these had since been removed. I also saw that the relocation of equipment to internal spaces had occurred, as set out in the evidence. However, the acoustic curtains are shown on the provided plans.
5. The Procedure Guide: Planning appeals – England is clear in stating that the appeal process should not be used to evolve a scheme and that there are no provisions for amendments to be submitted. It highlights the importance of what is

¹ Noise Impact Assessment Ref E21454-S (20 August 2025): S B Mellor

considered by the Inspector at appeal being essentially the same scheme as that which was considered by the Council and by interested parties at the application stage.

6. Moreover, even if any changes were not substantive, there remains consideration as to whether any procedural unfairness to anyone involved in the appeal would result from any changes to the proposal, such as interested parties who may not have had opportunity to comment².
7. As a result, I have considered the scheme on the basis of the plans provided, that is to say, including the indicated acoustic curtains, as their removal would amount to a substantive change to the scheme. I will address the proposed changes to the operation of the hand car wash elsewhere within my decision, although the starting point remains the proposal as set out in the initial documentation provided to the Council at the application stage, not its revised form.

Main Issues

8. The main issues are:
 - the effect of the proposal upon the character and appearance of the area;
 - the effect of the proposal upon the living conditions of occupiers of nearby properties, with particular regard to noise and disturbance, and;
 - the effect of the proposal upon highway safety.

Reasons

Character and appearance

9. The appeal site relates to a commercial site which fronts onto Middlewich Road. The evidence suggests that it previously operated as a garage and petrol station, and the existing arrangement of buildings, canopy and forecourt correlates with this.
10. The site occupies a gap in a frontage of residential properties. 205 Middlewich Road adjoins the site to the east. A road providing access to an automotive business and residential property to the rear of the appeal site is located to the west, beyond which is 197 Middlewich Road. Uses in the area are mixed, with small-scale commercial businesses interspersed among residential properties. An industrial estate is located to the north of the appeal site, but is not widely visible from Middlewich Road.
11. The proposal involves relatively low levels of change to buildings and structures on the appeal site. It would, however, include the installation of curtains to the east and west of the forecourt washing area, and the front and rear of the covered valeting area at the eastern boundary of the site.
12. Few details of the curtains are before me. Figure 5 of the Noise Impact Assessment ('NIA1')³ indicates that they reach from the height of the forecourt canopy to ground level. There are no detailed plans provided for those curtains indicated as being installed on the valeting area. Within the evidence, the

² Holborn Studios Ltd vs The Council of the London Borough of Hackney [2017] EWHC 2823 (Admin).

³ Noise Impact Assessment Ref E21454-S (17 September 2024): S B Mellor

proposed curtains are referred to as being clear Perspex or PVC, but it is unclear which. However, a photograph has been provided showing curtains previously in place at the forecourt.

13. There does not appear to be any dispute between the parties that these curtains would be harmful to the character and appearance of the area, and it is stated that this is one of the reasons that the appellant has sought to amend the scheme. Given the likely scale of the proposed curtains, the materials that would be used and the prominence of the site in views along what is a straight and flat road, I have no reason to disagree with the views of the main parties in relation to this main issue. I note it is also a view shared by an interested party.
14. As set out above, the appellant has sought to amend the scheme to remove the proposed curtains, however having regard to the principles of procedural fairness, I have considered the proposal on the terms upon which the Council made its decision.
15. I therefore find that the proposal would be harmful to the character and appearance of the area. It would conflict with Policy ENV6 of the Cheshire West and Chester Local Plan Part 1 ('CWCLP1') and Policy DM3 of the Cheshire West and Chester Local Plan Part 2 ('CWCLP2'). Together, and amongst other factors, these policies state that development should respect and be sympathetic to local character, make the best use of high-quality materials and be of a high quality of design.

Living conditions

16. The scheme is stated as including car washing and valeting, and the description of the proposal sets out that car washing would take place on the forecourt to the front of the building. The buildings on the site would be used for a variety of purposes including minor retail, storage, staff areas, with a building towards the rear of the site being used for vehicle detailing, vehicle wrapping and the application of paint protection film.
17. NIA1 was provided with the planning application. This identified that the closest sensitive receptors were located around 9 to 10 metres from car washing activities. It concluded that without additional noise reduction measures, that the proposed activities at the appeal site would likely result in adverse noise impacts. Given the proximity of the appeal site to residential properties and nature of the activities proposed, which would include jet washing and vacuuming, I have no reason to disagree.
18. It is stated that the proposed PVC curtains to be installed at the forecourt canopy and vacuuming areas would provide adequate noise mitigation. However, no specification for the curtains is before me, so I cannot be certain that they would suitably mitigate any noise and disturbance. Furthermore, in order to allow entry and exit to the relevant washing and valeting areas, the curtains would need to be able to part, and it is possible that a vehicle could be parting a curtain to access a washing space while another vehicle was being washed, reducing the effectiveness of such a measure in any event.
19. NIA2 indicates that instead of acoustic curtains, that all noisy equipment would be operated from within buildings, that the washing location be moved further from

neighbouring properties, and that the pressure of washers would be reduced, and that doing so would not lead to unacceptable levels of noise being generated.

20. However, and notwithstanding the concerns raised by the Council in relation to the methodology of NIA2, this would amount to a substantive amendment to the scheme and one which would not have been subject to public consultation. Accordingly, it would be procedurally unfair of me to accept this information as an amendment to the scheme at this stage.
21. Even if I were to do so, it would not be possible to control the pressure of the washers or the precise location of car washing in any event, as there are no precise amended details in before me in these respects. Therefore, such planning conditions would be unlikely to meet the relevant tests as set out in the National Planning Policy Framework ('the Framework') as they would be imprecise.
22. I therefore conclude that the proposal would lead to harm to the living conditions of occupiers of nearby properties with particular regard to noise and disturbance. It would be contrary to CWCLP1 Policy SOC5 and CWCLP2 Policies DM2 and DM30. Together, and among other factors, these policies state that development that gives rise to significant adverse impacts on health and quality of life, including residential amenity, will not be allowed.

Highway safety

23. There is little detail in the proposal as submitted with the planning application in relation to the management of traffic within the site. The appellant has however clarified that it was originally proposed that a simple one-way system would have operated with entry at the eastern access point and exit by way of the western access.
24. Middlewich Road is a route between the town centre and the A556, and I saw that it is a relatively busy urban route. Any temporary blocking of the road would therefore be likely to quickly become disruptive to traffic flow and safety.
25. The proposal includes three car washing stations. As originally proposed, there would be limited space for queuing within the appeal site for vehicles waiting to be cleaned, particularly as three separate queues would be likely to form. The noise assessment sets out that the washing process would take between 10 and 20 minutes per vehicle. Even with three washing stations in operation, given the limited forecourt space, at times of high demand it is likely that queues would form and would have a high potential of stretching back into the road. It is notable that the Highway Authority has stated, and it is not disputed, that the operation of the site has previously increased queuing along the road at busy periods.
26. The appellant has suggested an alternative circulation route within the site, along with signage and marshals at busy times. Even though this alternative is said to be in operation and to have operated without incident, this also amounts to a substantive change to the scheme and one which has not been subject to public consultation. Therefore, even if it were to address the Council's concerns, it would be procedurally unfair for me to accept this amendment to the scheme at this stage.
27. I therefore conclude that the proposal would be harmful to highway safety. It would conflict with CWCLP1 Policies STRAT10 and CWCLP2 Policy T5. Together, and

among other factors, these policies state that new development should demonstrate that additional traffic can be accommodated safely and satisfactorily, that safe access is provided to and from the site for all users and the development will not create any unacceptable impacts on amenity or road safety.

Other Matters

28. I am aware that planning permission for a car wash at the site was granted in 1998. However, I have been provided with very little information in relation to the use of the site in the intervening period, or the nature of the car wash activity approved as part of the permission; it is not clear whether this was a hand carwash operation or a mechanical car wash associated with a petrol station forecourt. Additionally, this decision is now around 18 years old, and the planning policy context has changed significantly in this time. This decision, does not, therefore, in either terms of potentially demonstrating an extant permission or as a precedent, lead me to conclude that my decision would be unreasonably inconsistent.
29. I note that the appellant has offered goodwill gestures to occupiers of nearby properties in the form of regular complimentary car washes. However, in themselves, these would not offer any meaningful mitigation to the harm that I have identified.
30. Even if I were to agree that drainage and pollution from the proposal could be adequately managed, this is a neutral factor and would not weigh in favour of the scheme.
31. It is not within the scope of this appeal to consider whether the use is lawful or otherwise, and while I do not doubt the appellants' intentions and acknowledge their desire to reach a compromise, these are not factors that weigh in favour of the scheme, particularly where such compromises form substantive amendments to the scheme originally considered by the Council.

Planning Balance and Conclusion

32. The Framework states that significant weight should be placed on the need to support economic growth and prosperity. Weighing against this is the harm that I have identified and the associated development plan conflict. I am also mindful of the advice in the Framework in relation to high quality design and providing safe access.
33. The proposal conflicts with the development plan as a whole. There are no material considerations, including the Framework, which would indicate taking a decision other than in accordance with it in this instance.
34. For the reasons given above, I conclude that the appeal is dismissed.

C Harding

INSPECTOR

Parish Council E-Consultation

Development Management

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our reference:	your reference:	please ask for:	date:
26/00012/REF		Charlotte Vickers 0300 123 7027 planning.appeals@cheshirewestandchester.gov.uk	22 January 2026

Consultee Notification of a Planning Appeal

Site Address:	11 Sandeman Crescent, Northwich, CW8 4ZG,
Description of development:	Moving of garden fence outwards towards land boundary, in order to facilitate better maintenance and re-wilding of area.
Appellant's name:	Mrs Jessica Blenkin
Planning or Enforcement ref:	23/02988/FUL
Planning Inspector ref:	6003662
Appeal reference:	26/00012/REF
Appeal start date:	20 January 2026

The above Planning Appeal was started on **20 January 2026**.

As this appeal is proceeding under the **Householder Appeals Service**, there is no opportunity for you to submit comments. However, we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to 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 request to:

Des Bowring, The Planning Inspectorate, Room 3M, Temple Quay House, 2 The Square, Bristol, BS1 6PN

The appeal documents can be inspected on the Planning Portal at <https://acp.planninginspectorate.gov.uk/>, 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 the area office, please contact the Council, using the contact details overleaf, to arrange a suitable date and time.

The Planning Inspectorate aims to deal with appeals following this procedure within 8 weeks of the appeal start date.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>.

Yours faithfully

Development Management Team

