

Chief Officer: Chris Shaw

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



DATE 21st April 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 27th April 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 March 2026 and noted at the Full Council meeting on Monday 13th March 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 25th May 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

NORTHWICH TOWN COUNCIL
MINUTES OF THE PLANNING AND ENVIRONMENT
COMMITTEE MEETING HELD ON MONDAY 23RD MARCH 2026

PL 26/55 APOLOGIES FOR ABSENCE, OR ABSENCE

Apologies were received from Cllr Olwyn Dean, Cllr Catherine Fox and Cllr Graham Emmett.

PL 26/56 DECLARATIONS OF INTEREST

There were no declarations of interest given.

PL 26/57 SIGNING OF THE MINUTES

The minutes of the Planning and Environment Committee meeting held on Monday 23rd February 2026 and noted at the Full Council meeting on Monday 2nd March 2026 be confirmed and approved as true and accurate.

Proposed by Cllr Steven Hartcombe and seconded by Cllr Janet Illiage, all agreed.

PL 26/58 PLANNING APPLICATIONS

- 1 Site Address: **22 Winnington Lane Northwich CW8 4DE**
Proposal: **Dropped kerb, new access and driveway**
Reference Number: **26/00691/FUL**
No comment

Cllr Patricia Parkes arrived 5.04pm

- 2 Site Address: **Former Boatyard Buildings Navigation Road Northwich**
Proposal: **Over cladding and sub-division of former boat-yard buildings.**
Reference Number: **26/00332/FUL**
Some reservations on grey cladding when very close to heritage buildings
- 3 Site Address: **136 Chester Road Northwich CW8 4AW**
Proposal: **T1 lime - fell to low stump. T2 chestnut - fell to low stump. T3 sycamore – fell to low stump**
Reference Number: **26/00595/TPO**
Refer to tree officer
- 4 Site Address: **24 Winnington Lane Northwich CW8 4DE**
Proposal: **Creation of a new driveway within the front garden and installation of a dropped kerb.**
Reference Number: **26/00329/FUL**
No comment
- 5 Site Address: **5 Foxes Fold Northwich CW8 4XF**
Proposal: **Single storey side extension**
Reference Number: **26/00355/FUL**
No comment

Date

Cllr Andy Stott.....
Chair

- 6 Site Address: **2 Hunts Lock Cottages Hunts Lock Northwich CW9 8AG**

Proposal: **Replacement windows and doors**
Reference Number: **26/00336/FUL**
Take note of Canal and River Trust comments

- 7 Site Address: **83 Station Road Northwich CW9 5LT**
Proposal: **Single storey rear extension and new rear window openings.**
Reference Number: **26/00333/FUL**
No comment

PL 26/59 TABLEY STREET PRESENTATION

Presentation from last month's meeting for member's reference.
Noted

PL 26/60 PIPELINE BETWEEN BRINE PURIFICATION PLANT & GRIFFITHS ROAD

Members were updated with withdrawn application.
Noted

PL 26/61 NEXT MEETING

The next Planning and Environment Committee meeting will be held on Monday 27th April 2026 at 5pm.

There being no further business, the meeting closed at 5.23pm

Date Cllr Andy Stott.....
Chair

Report to : **Planning & Environmental**

Meeting Date : 21st April 2026

Agenda Item : 4

Prepared By : Liza Brander

Subject : Planning Applications



Planning Applications

- 1 Site Address: **Land Adjacent Community Centre and 107 London Road Northwich CW9 8AT**
Proposal: **T1 - Ash - fell to low stump**
Reference Number: **26/00956/CAT**
- 2 Site Address: **Land At Tabley Street Northwich Cheshire**
Proposal: **Outline planning application with all matters reserved for up to 84 Dwelling houses (Use Class C3), Flexible Commercial Space (Use Class E), landscaping and associated works.**
Reference Number: **26/00844/OUT**
- 3 Site Address: **1 Post Office Place Northwich CW9 5XU**
Proposal: **Proposed alterations to extend existing rear boiler flue.**
Reference Number: **26/00857/FUL**
- 4 Site Address: **144 London Road Northwich CW9 5HH**
Proposal: **Demolition of existing outrigger/link and construction of 3 storey rear extension - variation of condition 2 (approved plans) of planning application 23/03594/FUL - to amend the approved ramp layout and to add additional windows**
Reference Number: **26/00810/S73**

Notification of Application under the Planning Acts

DATE: 31 March 2026

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

Site Address:	Land Adjacent Community Centre and 107 London Road Northwich CW9 8AT
Proposal:	T1 - Ash - fell to low stump
Reference Number:	26/00956/CAT
Case Officer:	Tree Team treeplanningapps@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:	23 April 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.

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: 15 April 2026

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

Site Address:	Land At Tabley Street Northwich Cheshire
Proposal:	Outline planning application with all matters reserved for up to 84 dwellinghouses (Use Class C3), Flexible Commercial Space (Use Class E), landscaping and associated works.
Reference Number:	26/00844/OUT
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:	7 May 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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Please note: For tree applications please contact treeplanningapps@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.

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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Consultation Type	All ▼
Comment Date:	to:
Search Reset	

Notification of Application under the Planning Acts

DATE: 19 March 2026

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

Site Address:	1 Post Office Place Northwich CW9 5XU
Proposal:	Proposed alterations to extend existing rear boiler flue.
Reference Number:	26/00857/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:	11 April 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
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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.
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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Search Reset	

Notification of Application under the Planning Acts

DATE: 9 April 2026

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

Site Address:	144 London Road Northwich CW9 5HH
Proposal:	Demolition of existing outrigger/link and construction of 3 storey rear extension - variation of condition 2 (approved plans) of planning application 23/03594/FUL - to amend the approved ramp layout and to add additional windows
Reference Number:	26/00810/S73
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:	30 April 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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