

NORTHWICH TOWN COUNCIL
MINUTES OF THE PLANNING AND ENVIRONMENT
COMMITTEE MEETING HELD ON MONDAY 23rd FEBRUARY 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 26/46 TABLEY STREET - PROPOSED PLANNING SITE

Sophie Cragg (Planning Agent) and Peter Disley (Applicant/Landowner) delivered a presentation regarding the proposed development at Tabley Street.

Members were advised that the plans have been revised since the original application, as previous costings were not viable. The updated outline proposals now comprise a four/five-story block of 84 one and two bedroom apartments, providing 55 parking spaces. Of these, 43 spaces would include EV charging points and 2 would be designated disabled spaces. The scheme also incorporates green areas and land sculpting.

The five-storey element of the building would be positioned to the north of the site, facing Barons Quay. The formal planning application is expected to be submitted at the end of this month.

Members queried whether the incorporation of external public toilets or a community area could be considered within the plans. Members also sought clarification regarding the intended market for the apartments. Mr Disley advised that a range of tenures are being considered, including build-to-rent, shared ownership, open market sale, and private rental.

Members requested a 3D Skyland image of the site to be forwarded to them.

Andy Stott thanked Ms Cragg and Mr Disley for their time and presentation.

PL 26/47 APOLOGIES FOR ABSENCE, OR ABSENCE

Apologies were received from Cllr Olwyn Dean, Cllr Catherine Fox. Jo Risle was not present.

PL 26/48 DECLARATIONS OF INTEREST

There were no declarations of interest given.

Date .. f:}/

g :tndy Stott.....

PL 26/49 SIGNING OF THE MINUTES

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 2026 be confirmed and approved as true and accurate.

Proposed by Cllr Graham Emmett and seconded by Cllr Emma Guy, all agreed.

PL 26/50 PLANNING APPLICATIONS

1. Site Address: 35 High Street, Northwich, CW9 50D

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

No comments

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

Agree with residents' concerns regarding the traffic

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

Members noted that NTC's original comments do not appear to be recorded on the Cheshire West and Chester Council website.

Members maintain its concerns regarding the proposed development and consider the site to be overdeveloped and have significant concerns about potential traffic issues arising from the scheme.

Members also raised concerns that, depending on the final orientation and angle of the building, there may be an adverse impact on light to the neighbouring properties, particularly in relation to the 45-degree rule.

Further concerns were expressed regarding the ease and suitability of site access and the protentional flood risk associated with the development.

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

Proposal: Installation of air source heat pump

Reference Number: 26/00247/FUL

This application failed its own sound test. Reject p l a n J i

Date *t.J!* *u.*

Cllr Andy Stott.....
Chair

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

No comment

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

No comment

PL 26/51 LAND OFF HARGREAVES ROAD, NORTHWICH

Members were updated with correspondence from Cheshire West & Chester.

Noted

PL 26/52 APPEAL BY MSP CAR CUSTOMERS - 201-203 MIDDLEWICH ROAD

Members were updated with the dispatch cover letter and decision.

Noted

PL 26/53 APPEAL - 11 SANDERMAN CRESCENT, NORTHWICH

Members were updated with planning appeal.

Noted

PL 26/45 NEXT MEETING

The next Planning and Environment Committee meeting will be held on Monday 23rd March 2026 at 5pm.

There being no further business, the meeting closed at 6pm.

Date ...● Cllr Andy Stott.....
Chair



