NORTHWICH TOWN COUNCIL
MINUTES OF THE PLANNING AND ENVIRONMENT
COMMITTEE MEETING HELD ON MONDAY 24TH AUGUST 2026

PL 27/12 APOLOGIES FOR ABSENCE, OR ABSENCE

Apologies were received from Cllr Stephen Harcombe, Cllr Graham Emmett was not present.

PL 27/13 DECLARATIONS OF INTEREST

Declarations of interest were given in relation to any CW&C matters from Cllr Olwyn Dean and Cllr Patricia Parkes.

PL 27/14 SIGNING OF THE MINUTES

Of the Planning and Environment Committee meeting held on Monday 22nd of June 2026 and noted at the Full Council meeting on Monday 6th of July 2026 to be approved

Proposed by Cllr Emma Guy and seconded by Cllr Janet Illidge, all agreed.

PL 27/15 PLANNING APPLICATIONS

1 Site Address: **Northwich Brunner Library 89 Witton Street Northwich CW9 5DR**
Proposal: **Installation of 26 no. Photo Voltaic Panels to slated south facing pitched roofs**
Reference Number: **26/02115/FUL**
Previously approved by CW&C before meeting

2 Site Address: 5**1 Agecroft Road Northwich CW9 7HY**
Proposal: **Demolition of rear single storey lean to and construction of single storey rear extension**
Reference Number: **26/01927/FUL**
Previously approved by CW&C before meeting

3 Site Address: **282 London Road Northwich CW9 8AJ**
Proposal: **1x Silver Birch - Request to crown reduce by 1m to maintain shape. 2x Row of Leylandii - Reduce to previous and trim sides to maintain a healthy shape and not become oversized.**
Reference Number: **26/01815/CAT**
Previously approved by CW&C before meeting

4 Site Address: **Winnington Park Rugby Club Burrows Hill Hartford Northwich CW8 3AA**
Proposal: I**nstallation of new lighting columns along with LED floodlights to grass 3rd team pitch. Variation to condition 5 (lighting) of planning permission**
Reference Number: **26/01944/S73**
Subject to the floodlights complying with the planning permission granted in March 2025 and operating during the previously approved hours.

Date …… Cllr Andy Stott…….
Chair

5.14pm Cllr Jo Callaghan arrived to meeting

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5 Site Address: **Land Adjacent To 136 Chester Road Chester Road Northwich**
Proposal: Alterations to existing garage to accommodate further bedrooms
Reference Number: **26/02044/FUL**
Subject to parking plans. Please can we be updated on these.

6 Site Address: **42 Maple Grove Northwich CW8 4AX**
Proposal: **Crown reduction of T1 (Leyland Cypress). Reduce overall tree height by up to 4m (from current estimated height of approx. 1m down to a finished height of approx. 6m), pruning the upper vertical regrowth leader back to the previous pruning points / live lateral scaffolding branches. Trim outer lateral growth overhanging the garden side by up to 0.3m, maintaining a healthy green foliage envelope and making no cuts into non-foliated inner wood**.
Reference Number: **26/02583/TPO**
Refer to tree officer

7 Site Address: **2 To 6 and 10 Witton Street Northwich CW9 5AP**
Proposal: **Conversion of part of ground floor and all upper floors to fifteen apartments, alterations to side and rear elevations. (Amendment; increase to number of dwellings)**
Reference Number: **25/00677/FUL**
Some concerns regarding this application, as follows:

- we would like the original shop frontage retaining wherever possible
- Retain the existing timber to the lower section of the frontage
- Any alterations should be sympathetic to the existing building and, in particular, appropriate to its location within the conservation area
- We do not want to lose the identity and character of the traditional black and white town
- Concerns with lack of parking in this area

8 Site Address: **105 Cromwell Road Northwich CW8 4BW**
Proposal: **Replacement single storey side and rear extension**
Reference Number: **26/02124/FUL**
No comment

9 Site Address: **31 - 33 Winnington Lane Northwich CW8 4DE**
Proposal: **Proposed single storey rear extension following removal of existing conservatory**
Reference Number: **26/01487/FUL**
This has been approved previously

10 Site Address: **Dane Nurseries Manora Road Northwich CW9 5QA**
Proposal: **Erection of a community hub building**
Reference Number: **26/01170/FUL**
No comment

11 Site Address: **35 Parkfield Road Northwich CW9 7AR**
Proposal: **Change of use of an existing dwelling to form a new 5 bedroom HMO, to include erection of outbuilding**
Reference Number: 26/00875/FUL

Date …… **Cllr Andy Stott……**
Chair

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We have reservations regarding the proposed change of use, particularly in relation to access and parking provision.

- The applicant should demonstrate that vehicles can safely enter, manoeuvre within and leave the site without causing obstruction or creating a highway safety issue.
- There are concerns regarding the potential number of vehicles associated with the proposed use and whether the existing access and parking arrangements are sufficient to accommodate them safely.
- Clarification is also required regarding how vehicles will access and exit the property, particularly at busy times.
- There are further concerns regarding emergency access. The applicant should demonstrate that the emergency services, including fire appliances, would have safe and adequate access to the building in the event of a fire or other emergency.

PL 27/16 NEXT MEETING

The next Planning and Environment Committee meeting will be held on Monday 28th of September 2026 at 5pm.

There being no further business, the meeting closed at 5.47pm

Date …… **Cllr Andy Stott……**
Chair

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