NORTHWICH TOWN COUNCIL

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 of September 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 28th of September 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 24th August 2026 and noted at the Full Council meeting on Monday 7th September 2026 to be approved.

4. **Edward Fifield from Osborne House**
Further to speaking in the Open Forum at Full Council, Mr Fifield to attend and comment on the proposed change of use to 8-10 Winnington Street, Northwich
Committee to note

5. **Planning Applications**
Schedule of planning applications attached.
Recommendations of the Committee are requested.

6. **Planning Decision 23/03148/FUL**
To note planning decision from CW&C for 14-16 Witton Street, Northwich

7. **Notice of intention to commence Local Plan preparation**
To give views on the scoping consultation to CW&C further to email sent out to all members on 9th September by CS.

8. **Next Meeting**
The next Planning and Environment Committee meeting will be held on Monday 26th of October 2026 at 5pm.

Councillors:

Cllr Robert Cernik	Cllr Patricia Parkes	Cllr Janet Illidge	Cllr Olwyn Dean
Cllr Jo Callaghan	Cllr Andy Stott	Cllr Stephen Harcombe	Cllr Graham Emmett
Cllr Emma Guy	Cllr Brian Holland		

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

DRAFT

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

DRAFT

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

DRAFT

4

Edward Fifield to discuss planning applications for the below building

VISUALISATIONS



Existing Front Visualisation
1:5D@A1

PROPOSED CHANGE OF USE OF THE GROUND, 1ST AND 2ND FLOORS FROM OFFICES TO 15 X 1 BED LOVRIVERSIDE HOUSE, 8-10 WINNINGTON STREET, NORTHWICH, CHESHIRE CW8 1AF
VISUALISATIONS

4

NOTES: THIS DRA'MNG IS COf-YRi<>HT PROTECTED & MI.)ST NOT BE REPRODUCED IN 'M-laIE OR IN PART, V\ytHOUT THE EXPRESS WRITTEN CONSENT OF INITIATIVES (OESIGN) LTD.



Proposed Front Visualisation

1:50@A1

OST MARKET RENTAL STUDIOS (USE CLASS C3)

Osborne House

PLANNING APPLICATION DRAWING

Initiatives (Design) Ltd
48 High Street, Wavrerham,
Northwich, Cheshire, CW8 3HB
United Kingdom
Tel: +44(0)1606 85 1904
Initiativesdesign@gmail.com
www.initiativesdesign.com

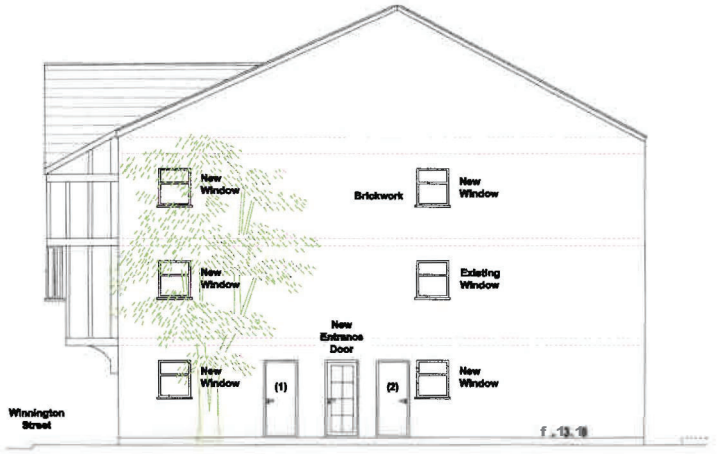
DRAWING TITLE: -VISUALISATIONS	DATE: 2810712026
CLIENT: OSBORNE HOUSE LTD	SCALE: ASSHOWN@A1
PROJECT: PROPOSED CHANGE OF USE FROM OFFK:ES TO 1 BED STUDIOS RIVERSIDE HOUSE, 8-10 WINNINGTON STREET, NORTHINICH	FILE NAME: PIANNINGOI
	DRAWN BY: RAJ
DRAWING NO: 121.1 I OBH I 200 I 02	REV: -

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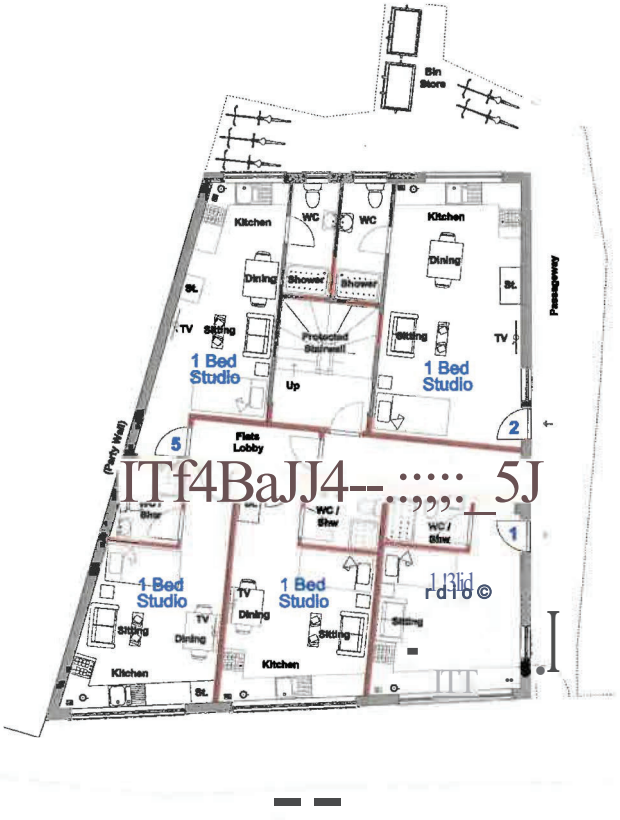
PROPOSED ARRANGEMENTS



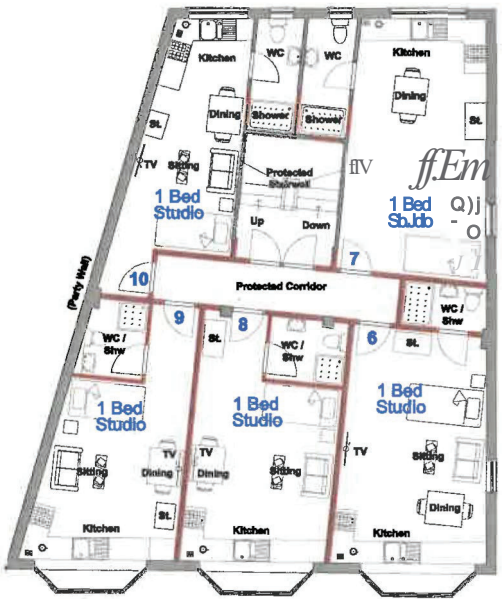
Proposed Front Elevation (1)
Perspective 1:1 00 @ A1



Proposed Side Elevation (2)
1:100@A1



Proposed Ground Floor Plan
1:100@A1



Proposed 1st Floor Plan
1:100@A1

PROPOSED CHANGE OF USE OF THE GROUND, 1ST AND 2ND FLOORS FROM OFFICES TO 15 X 1 BED LOJRIVERSIDE HOUSE, 8-10 WINNINGTON STREET, NORTHWICH, CHESHIRE CW81AF

PROPOSED ARRANGEMENTS

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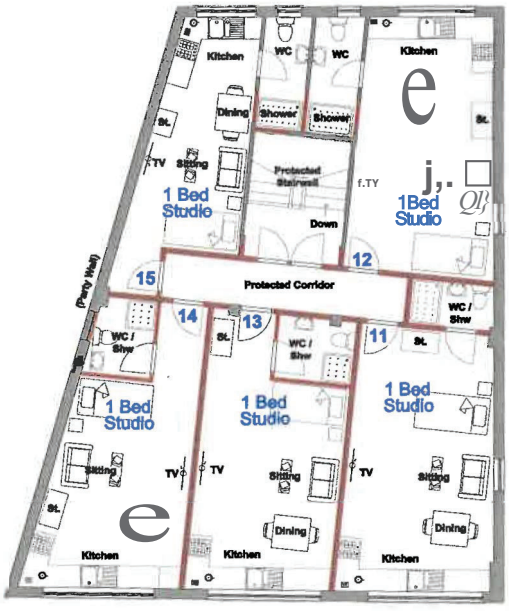
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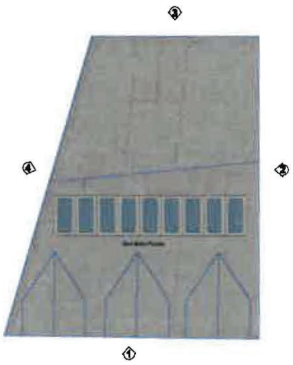
Proposed Rear Elevation (3)
1:100@A1



Proposed Side Elevation (4)
1:100@A1



Proposed 2nd Floor Plan
1:100@A1



Proposed Elevation Key/Roof Plan
1:200@A1

Osborne House

PLANNING APPLICATION DRAWING

Initiatives (Design) Ltd
49 High Street, Weaverham,
Northwich, Cheshire, CW8 3HB
United Kingdom
Tel: +44(0)1606 85 1904
initiativesdesign@gmail.com
www.initiativesdesign.com

DRAWING TITLE:
PROPOSED ARRANGEMENTS

CLIENT:
OSBORNE HOUSE LTD

PROJECT:
PROPOSED CHANGE OF USE FROM OFFICES TO 1 BED STUDIOS
RIVERSIDE HOUSE, 8-10 'MNNINGTON STREET, NORTHWICH

DRAWING NO: &21.1 \ OBH \ 200 \ OS

DATE: 28107/2026
SCALE; ASSHOWN@A.1
FILE NAME: PLANNING01
DRAWN BY: RAJ
REV:

OST MARKET RENTAL STUDIOS (USE CLASS C3)

Report to : Planning & Environmental

Meeting Date : 28 September 2026

Agenda Item : 5

Prepared By : Liza Brander

Subject : Planning Applications

Planning Applications

1 Site Address: **53 Middlewich Road Northwich CW9 7BP**
Proposal: **Erection of detached dwelling to side garden of No 53 Middlewich Road**
Reference Number: **26/02783/FUL**

2 Site Address: **136 Chester Road Northwich CW8 4AW**
Proposal: **Lime (T1) and Horse Chestnut (T2) - Reduce neighbours to rear overhang by approximately 1-2m.**
Reference Number: **26/02988/TPO**

3 Site Address: **208 Manchester Road Northwich CW9 7NN**
Proposal: **Installation of timber cladding to shopfront (retrospective)**
Reference Number: **26/02755/FUL**

4 Site Address: **88 Moss Road Northwich CW8 4BL**
Proposal: **Single storey rear/side extension with lean-to roof and skylights.**
Reference Number: **26/02727/FUL**

5 Site Address: **Rear of 201 To 203 Middlewich Road Northwich CW9 7DN**
Proposal: **Erection of 5 employment units for general industrial or storage and distribution uses.**
Reference Number: **26/02743/FUL**

6 Site Address: **18 Royle Street Northwich CW9 7AH**
Proposal: **Retrospective application for siting an In Post Parcel Locker**
Reference Number: **26/02693/FUL**

7 Site Address: **Castle Hill Farm, Barbers Lane, Northwich, Cheshire, CW8 1DY**
Proposal: **2160 "Copper beech (Fagus sylvatica purpurea)" Recent failure of 3 large branches into garden area. Control measure 1 already undertaken following storm. Notice for control measure 2 Control Measures 1: Remove broken hanging branches from crown and garden area. Timescale: Urgent Control Measures 2: Crown reduction up to 2m to reduce windsail on the now exposed sections of crown over the highway. Timescale: 6 months" 1 Year following remedial works**
Reference Number: **26/02790/CAT**

8 Site Address: **Land At Rear of 7 Victoria Park Northwich CW8 1AX**
Proposal: **Erection of 4no. detached dwellings**
Reference Number: **26/00708/FUL**

9 Site Address: **Units 2, 3 and 4 Ash Street Northwich CW9 5LL**
Proposal: **Change of use of Units 2, 3 and 4 for Class E (commercial business and service) uses, together with the retention of Class B8 (storage).**
Reference Number: **26/02605/FUL**

10 Site Address: **76 Church Road Northwich CW9 5PB**
Proposal: **Sycamore (T1) - Fell to low stump**
Reference Number: **26/02676/CAT**

11 Site Address: **Riverside House 8 - 12 Winnington Street Northwich CW8 1AD**
Proposal: **Change of Use from Offices To 15 Studios (Use Class C3)**
Reference Number: **26/02388/FUL**

Notification of Application under the Planning Acts

DATE: 21 September 2026

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

Site Address:	**53 Middlewich Road Northwich CW9 7BP**
Proposal:	**Erection of detached dwelling to side garden of No 53 Middlewich Road**
Reference Number:	**26/02783/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 October 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.

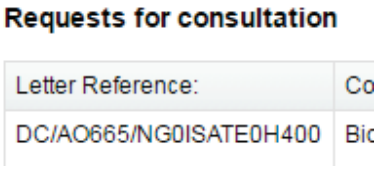
4. Please note that under the Access to Information Act 1985 any comments you submit will be available for public inspection and may be copied on request.

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.

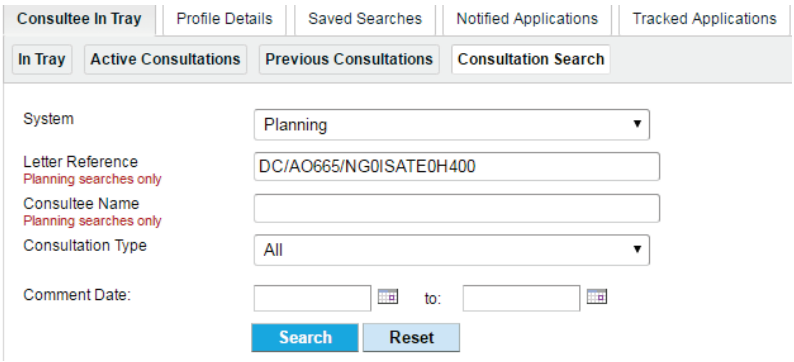
6. This notice has been served because to do so is required by one or more of the following: the Town and Country Planning (Development Management Procedure) Order 2015, Town and Country Planning (Listed Buildings and

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Notification of Application under the Planning Acts

DATE: 21 September 2026

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

Site Address:	**136 Chester Road Northwich CW8 4AW**
Proposal:	**Lime (T1) and Horse Chestnut (T2) - Reduce neighbours to rear overhang by approximately 1-2m.**
Reference Number:	**26/02988/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:	**12 October 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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   Catherine Reay (Principal Planning Officer) – catherine.reay@cheshirewestandchester.gov.uk

   Please note: For tree applications please contact treeplanningapps@cheshirewestandchester.gov.uk

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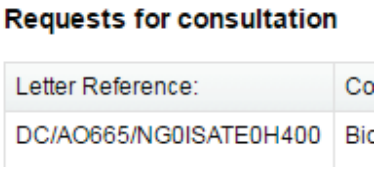
public inspection and may be copied on request.

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.

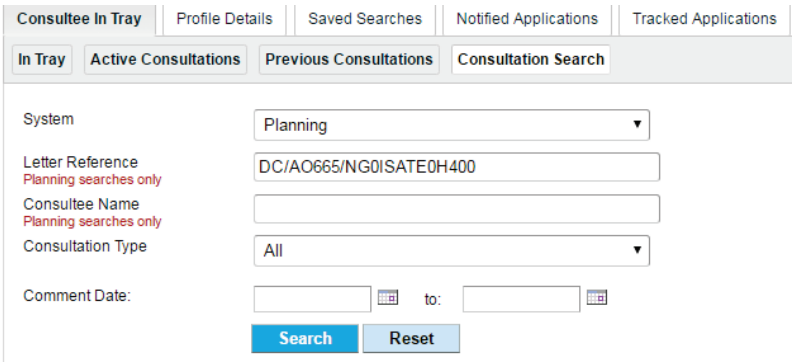
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Notification of Application under the Planning Acts

DATE: 17 September 2026

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

Site Address:	**208 Manchester Road Northwich CW9 7NN**
Proposal:	**Installation of timber cladding to shopfront (retrospective)**
Reference Number:	**26/02755/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:	**8 October 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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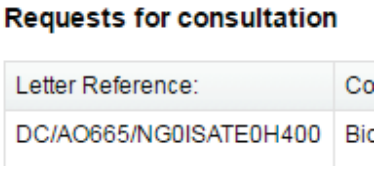
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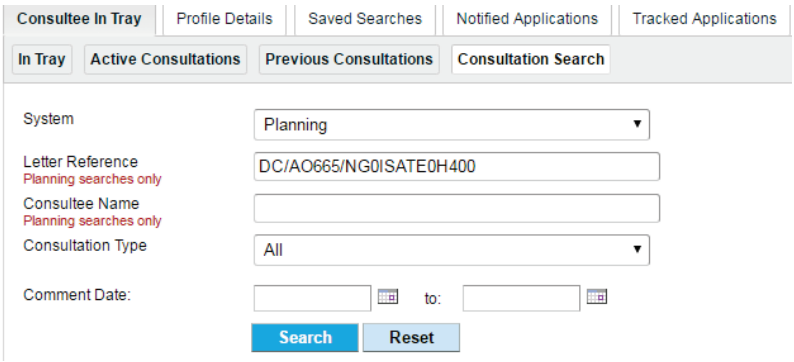
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Notification of Application under the Planning Acts

DATE: 14 September 2026

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

Site Address:	**88 Moss Road Northwich CW8 4BL**
Proposal:	**Single storey rear/side extension with lean-to roof and skylights.**
Reference Number:	**26/02727/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:	**5 October 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

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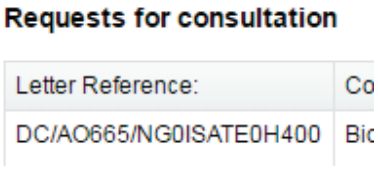
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5. In the event that an appeal is made against a decision of the Council to refuse to grant planning permission for a proposed householder development or minor commercial development, and that appeal then proceeds by way of the written representations 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.

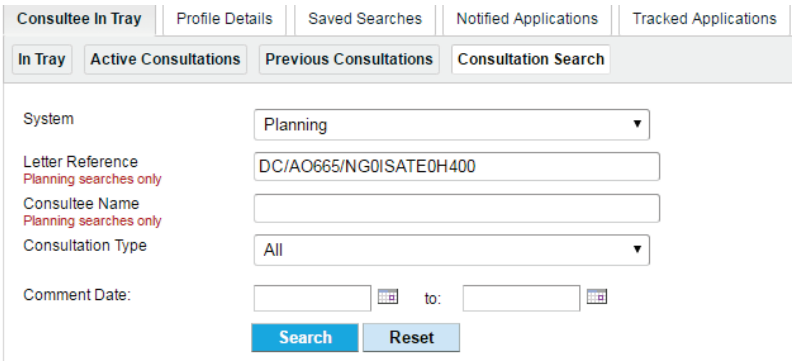
6. This notice has been served because to do so is required by one or more of the following: the Town and Country Planning (Development Management Procedure) Order 2015, Town and Country Planning (Listed Buildings and

Searching for consultations from your in-tray

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Notification of Application under the Planning Acts

DATE: 21 September 2026

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

Site Address:	**Rear of 201 To 203 Middlewich Road Northwich CW9 7DN**
Proposal:	**Erection of 5 employment units for general industrial or storage and distribution uses.**
Reference Number:	**26/02743/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 October 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

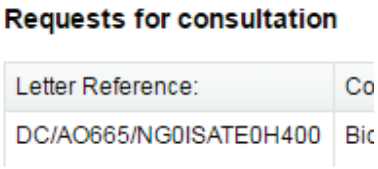
public inspection and may be copied on request.

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.

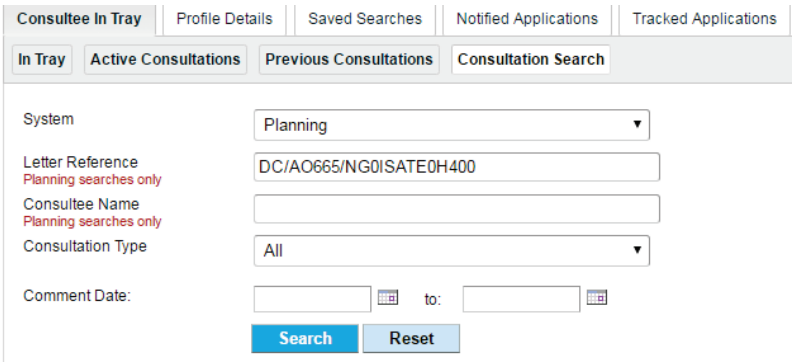
6. This notice has been served because to do so is required by one or more of the following: the Town and Country Planning (Development Management Procedure) Order 2015, Town and Country Planning (Listed Buildings and

Searching for consultations from your in-tray

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Notification of Application under the Planning Acts

DATE: 8 September 2026

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

Site Address:	**18 Royle Street Northwich CW9 7AH**
Proposal:	**Retrospective application for siting an InPost Parcel Locker**
Reference Number:	**26/02693/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:	**29 September 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.

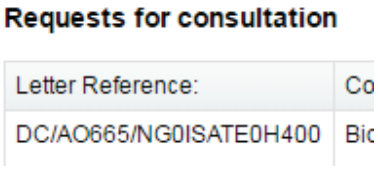
4. Please note that under the Access to Information Act 1985 any comments you submit will be available for public inspection and may be copied on request.

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.

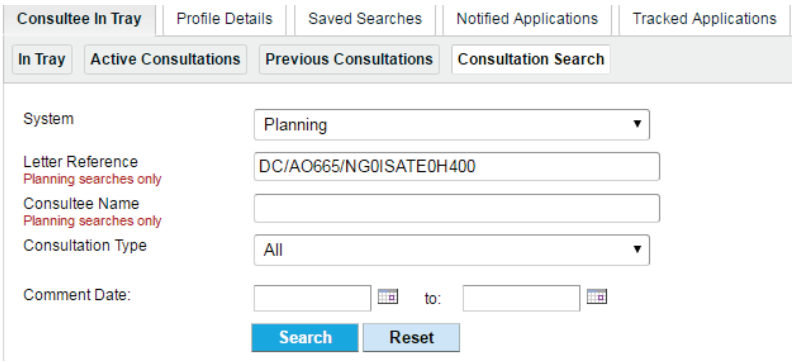
6. This notice has been served because to do so is required by one or more of the following: the Town and Country Planning (Development Management Procedure) Order 2015, Town and Country Planning (Listed Buildings and

Searching for consultations from your in-tray

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Notification of Application under the Planning Acts

DATE: 4 September 2026

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

Site Address:	**Castle Hill Farm Barbers Lane Northwich Cheshire West And Chester CW8 1DY**
Proposal:	**2160 "Copper beech (Fagus sylvatica purpurea)" Recent failure of 3 large branches into garden area. Control measure 1 already undertaken following storm. Notice for control measure 2 Control Measures 1: Remove broken hanging branches from crown and garden area. Timescale: Urgent Control Measures 2: Crown reduction up to 2m to reduce windsail on the now exposed sections of crown over the highway. Timescale: 6 months" 1 Year following remedial works**
Reference Number:	**26/02790/CAT**
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:	**25 September 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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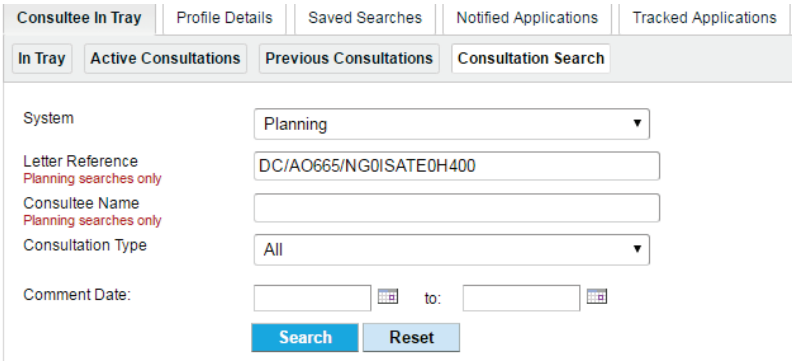
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Requests for consultation

Letter Reference:	Co
DC/AO665/NG0ISATE0H400	Bic

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Notification of Application under the Planning Acts

DATE: 27 August 2026

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

Site Address:	**Land At Rear of 7 Victoria Park Northwich CW8 1AX**
Proposal:	**Erection of 4no. detached dwellings**
Reference Number:	**26/00708/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:	**18 September 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.

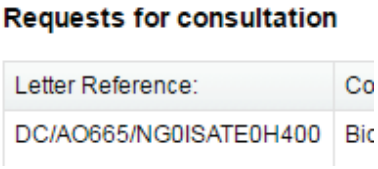
4. Please note that under the Access to Information Act 1985 any comments you submit will be available for public inspection and may be copied on request.

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.

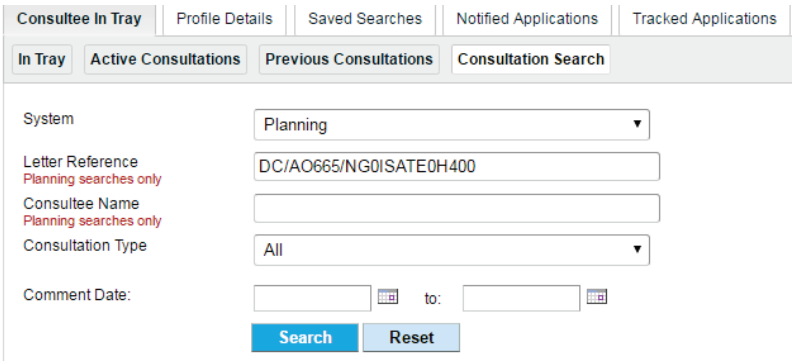
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Notification of Application under the Planning Acts

DATE: 26 August 2026

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

Site Address:	**Units 2, 3 and 4 Ash Street Northwich CW9 5LL**
Proposal:	**Change of use of Units 2, 3 and 4 for Class E (commercial business and service) uses, together with the retention of Class B8 (storage).**
Reference Number:	**26/02605/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:	**17 September 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.

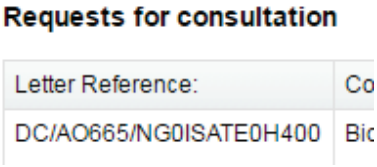
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public inspection and may be copied on request.

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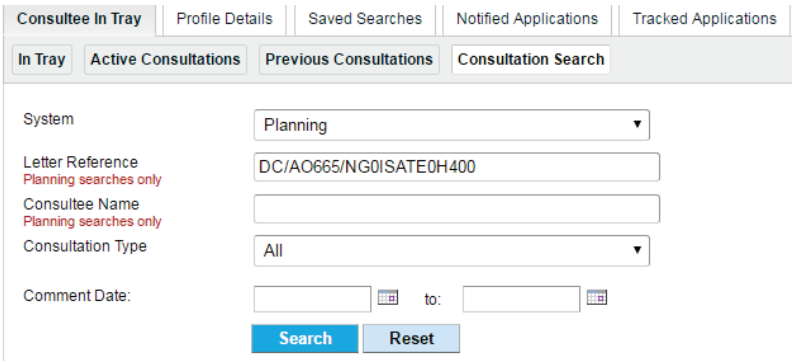
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Notification of Application under the Planning Acts

DATE: 25 Aumust 2026

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ProvosW:	**Sycamore (T1) - Fell to low stump**
Referende NuMHer:	**26/02676/CAT**
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pte' en k olMes (PrhndhvW PlWnnhmmOffhder) F ste' enybolMesl dbesbhrewestWhadbesteryno' yu.
CWtberhme ReW (PrhndhvW PlWnnhmmOffhder) F dWtberhmeyreW l dbesbhrewestWhadbesteryno' yu.

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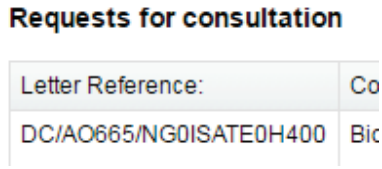
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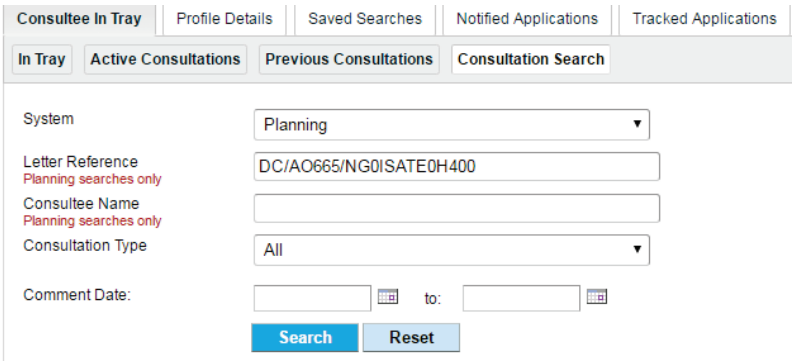
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Searching for consultations from your in-tray

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Notification of Application under the Planning Acts

DATE: 19 August 2026

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

Site Address:	**Riverside House 8 - 12 Winnington Street Northwich CW8 1AD**
Proposal:	**Change of Use from Offices To 15 Studios (Use Class C3)**
Reference Number:	**26/02388/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:	**10 September 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

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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.

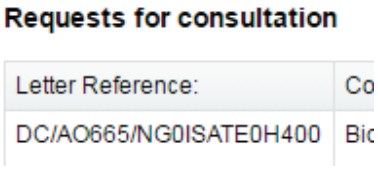
4. Please note that under the Access to Information Act 1985 any comments you submit will be available for public inspection and may be copied on request.

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.

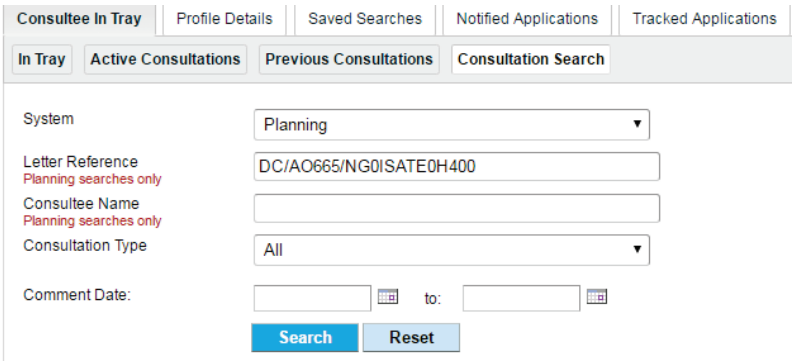
6. This notice has been served because to do so is required by one or more of the following: the Town and Country Planning (Development Management Procedure) Order 2015, Town and Country Planning (Listed Buildings and

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.



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.



Cheshire West & Chester Council

REFULZ

Application No: 23/03148/FUL

Refusal of Planning Permission

Mr Sattar
c/o Mr M Ahmed
M1 Architecture ltd
7 Margate Avenue
Newton Heath
Manchester
United Kingdom

Application Number:
23/03148/FUL

10 September 2026

Town and Country Planning Act 1990

Proposal: Removal of existing shutter and replacement with two shutters to allow formation of two retail units

Location: 14 - 16 Witton Street, Northwich, CW9 5EB

In pursuance of their powers under the above Acts, the Council hereby **REFUSES** to grant planning permission in accordance with the application and plans submitted by you, for the following reasons:

1. Insufficient information has been submitted to enable the Local Planning Authority to assess the impact of the proposed development on the character and appearance of the Conservation Area and on the significance of the designated heritage asset. In particular, no drawings or specifications of the proposed replacement shutters have been provided. Consequently, it has not been demonstrated that the development would preserve or enhance the character or appearance of the Conservation Area, nor that it would result in an acceptable heritage outcome. The proposal is therefore contrary to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, National Development Management Policies HE4 and HE5, and Policy DM46 of the Cheshire West and Chester Local Plan (Part Two) Land Allocations and Detailed Policies.

Notes

1. The local planning authority considers that the proposed development is unacceptable in principle. It has therefore not been possible to work with the applicant in a positive and proactive way to secure a development that will improve the economic, social and environmental conditions of the area in line with the NPPF.

Cheshire West and Chester

Signed: Date: 10 September 2026



Rob Charnley
Head of Planning and Placemaking

Cheshire West and Chester Borough Council The Portal Wellington Road Ellesmere Port CH65 0BA

Please read the notes on the following page, they will explain your rights and other important matters about this decision.

Please see the bottom of this notice for important information about the Community Infrastructure Levy.

NOTICE TO APPLICANT WHERE PERMISSION IS REFUSED OR GRANTED SUBJECT TO CONDITIONS

Appeals to the Secretary of State
If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice. However, if this application relates to a Householder or minor commercial development and you want to appeal, then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: https://appeal-planning-decision.service.gov.uk/before-you-start If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available. Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

Community Infrastructure Levy (CIL)

The development approved by this permission may be liable to a Community Infrastructure Levy, which is payable after development begins. If your scheme is liable, and you have not already done so, you must submit an Assumption of Liability Notice to the Council before development commences. If your scheme is issued with a CIL charge, it is essential you submit a Commencement Notice to the Council before the development commences. The onus is on the applicant to provide any relevant relief or exemption to the Council before commencement of development. Any exemption or relief that is applied for after development is deemed to have commenced will be refused.

The Council may impose penalties where the correct forms are not submitted, or are late, or where the information provided is inaccurate.

All forms are available at http://www.cheshirewestandchester.gov.uk/cil and once completed, should be emailed to cil@cheshirewestandchester.gov.uk

For further information you can contact the Council's CIL and S106 Officer on cil@cheshirewestandchester.gov.uk or tel: 0300 123 7027.

OTHER IMPORTANT POINTS TO NOTE

Your attention is drawn to the relevant provisions of the Chronically Sick and Disabled Persons Act, 1970 and the Code of Practice for Access for the Disabled to Buildings. These provisions apply to (a) buildings or premises to which the public are admitted, whether on payment or otherwise or (b) premises in which persons are employed to work. Similar provisions also apply for the benefit of disabled in educational buildings.

Development for which listed building consent and/or permission is granted is subject to compliance with the general statutory provisions in force in the District, except as may be modified in this permission and the Building Regulations. Your attention is drawn to Section 50 of the Cheshire County Council Act, 1980 which provides that where plans are deposited under the Building Regulations for the erection/extension of a building with the district council, then that council will reject the plans unless, after consultation with the Fire Authority, they are satisfied that the plans show there is an adequate means of access for the Fire Brigade to the building or extension and that the building or extension will not render inadequate any existing means of access, for the Fire Brigade, to the neighbouring buildings. This note is included to give effect to Section 50 of the 1980 Act by virtue of sub-section (2) of the said Section.

Developers should check with all statutory undertakers at an early stage to ensure where their equipment (pipes, cables, poles etc) is located in relation to the development site and agree measures to ensure that no damage is caused to that equipment during construction, or negotiate the repositioning of some or all of the equipment.

Any Environmental Statement submitted with the application, together with any related information, has been taken into account by the Council in arriving at this decision.

Street Naming and Numbering – It is a legal function of the Council to allocate property numbers and street names to new developments and conversions. This service is chargeable, please visit the Street Naming and Numbering page on our website and use the online form to submit an application. The charging scheme, guidance and contact details are also available on our Street Naming and Numbering web page.

6

Development Management

Planning Service
Cheshire West and Chester Council

The Portal Wellington Road Ellesmere Port
CH65 0BA
Tel: 0300 123 7027
Email: planning@cheshirewestandchester.gov.uk
Web: www.cheshirewestandchester.gov.uk

11 September 2026

Northwich Town Council

Planning Application Reference: **23/03148/FUL**

Dear Sir/Madam

Town and Country Planning Act 1990

Location: 14 - 16 Witton Street Northwich CW9 5EB

Proposal: Removal of existing shutter and replacement with two shutters to allow formation of two retail units

Further to previous correspondence relating to the above planning application, I write to advise that the application has now had the following decision:

Refusal

You are invited to view the application online via our website at https://www.cheshirewestandchester.gov.uk/residents/planning-and-building-control/see-or-comment-on-planning-applications.

Yours faithfully

Melanie Louw
Planning Officer

Email: melanie.louw@cheshirewestandchester.gov.uk

7

From: Planning Policy (West) <spatialplanning@cheshirewestandchester.gov.uk>
Sent: Monday, September 7, 2026 9:58 AM
To: Planning Policy (West) <spatialplanning@cheshirewestandchester.gov.uk>
Subject: Local Plan Scoping Consultation – Cheshire West and Chester Council

Dear Consultee

We are preparing a new Local Plan for Cheshire West and Chester. It will replace the policies in the current Local Plan and will also cover minerals and waste.

The new Local Plan will guide decisions about how land is used and developed. For example, it will help decide where new homes and jobs could go and how the environment could be protected.

As required by the regulations, we published a formal notice of intention to commence Local Plan preparation and Local Plan timetable on 12 June 2026.

The next stage is a scoping consultation, to seek views on what the new Local Plan should contain, and how future consultation and engagement should be carried out.

We are now inviting views on the scoping consultation until **5pm on 28 September 2026**. (I have asked if we can submit NTCs comments on the Tuesday 29th of September after the next meeting)

This is a short, early-stage consultation designed to help us identify the main issues and priorities for the new Local Plan. As more detailed proposals are developed, there will be further opportunities to comment.

Full details of the consultation and how to respond are available on our Local Plan scoping consultation webpage.

Printed copies of the scoping consultation can also be viewed at the following Council offices: The Portal, Wellington Road, Ellesmere Port, CH65 0BA and Wyvern House, The Drumber, Winsford, CW7 1AH, during normal office hours, and we have also published a formal notice of scoping consultation as required by the regulations.

If you need help with responding to the consultation, please contact the Planning Policy team by email at: planningpolicy@cheshirewestandchester.gov.uk

We will keep you informed of all future stages of the Local Plan, unless you tell us otherwise.

Yours faithfully

Rob Charnley

Head of Planning and Place Making

Planning Policy Team

Planning and Place Making
Cheshire West and Chester Council

Email: planningpolicy@cheshirewestandchester.gov.uk
Visit: https://planningpolicy.cheshirewestandchester.gov.uk/

Play your part towards a Stronger Future
INVESTORS IN PEOPLE | Gold
Cheshire West and Chester

7

Notice of intention to commence Local Plan preparation

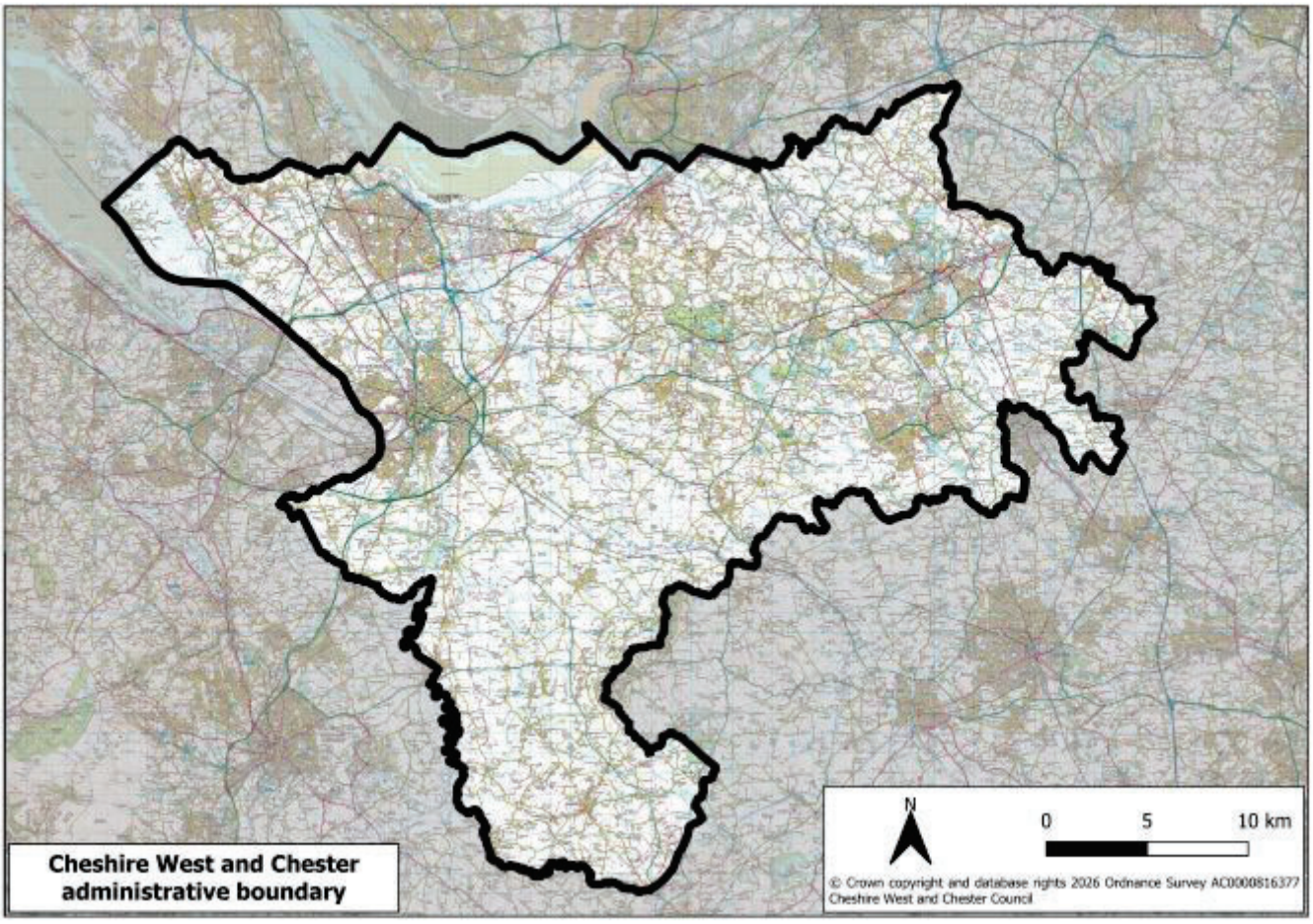
This Notice of Intention to Commence Local Plan Preparation is prepared and published in accordance with the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2026 (Regulation 19).

Name of planning authority who have prepared the notice

Cheshire West and Chester Council

Geographical area the plan will cover

The new local plan will cover the administrative boundary of Cheshire West and Chester Council, Office for National Statistics (ONS) code E06000050. The Local Plan area is shown on the following map.



7

Title of the local plan

The Cheshire West and Chester Local Plan

Minerals and waste

The Cheshire West and Chester Local Plan will incorporate all of the minerals and waste plan for the Cheshire West and Chester area.

Where the local plan timetable is published

The local plan timetable is published on our website:

- Local Plan timetable

Availability of documents

Copies of the Notice of Intention to Commence Plan Preparation and the local plan timetable are also available to view at:

- **Document**

  Notice of intention to commence Local plan preparation 12 June 2026 (PDF, 864.05KB)
- our principal office (The Portal, Wellington Rd, Ellesmere Port CH65 0BA) during normal office hours (Monday to Friday 9am to 5pm)
- and at Wyvern House, The Drumber, Winsford, CW7 1AH during normal opening hours (Monday, Wednesday and Friday 9am - 1pm; Tuesday and Thursday 3pm - 5pm)

Date this notice was published

12 June 2026

Date that we expect to start preparing the plan

We expect to start the 30-month plan preparation process on 16 October 2026.

Further information

For further information, please contact:
planningpolicy@cheshirewestandchester.gov.uk