

WINSFORD TOWN COUNCIL

Minutes of the meeting of the **Planning Committee** held in Room G1, Wyvern House on **Wednesday 8th July 2026**

PRESENT

Councillors Bingham (Chair), Fitzsimmons, Mellor and Newton.

ALSO PRESENT

Dr. M. Bailey (Town Clerk).

Mrs. E Haspell (Administrative/Civic Officer).

1	ELECTION OF CHAIR/VICE CHAIR	It was agreed that Cllr Bingham be elected as Chair of the Committee. Cllr Fitzsimmons was elected as Vice Chair.
2	APOLOGIES	An apology for absence was received from Cllr Pardoe.
3	DECLARATION OF INTERESTS	No declarations of interest were received.
4	OPEN FORUM	There were no members of the public present at the meeting.
5	MINUTES OF THE LAST MEETING – 13TH MAY 2026	The minutes of the last meeting held on 13 th May 2026 were noted.
6	MATTERS ARISING	There were no matters arising from the above minutes.
7	ISSUES TO BE CONSIDERED BY THE COMMITTEE	<i>Cheshire West Local Plan</i> Members noted that the Local Plan process had changed and that it would proceed in accordance under a new framework to be completed within 30 months. The Committee agreed to continue to monitor the position. It was noted that there was a significant shortfall in gypsy/traveller sites. <i>Winsford Neighbourhood Plan</i> It was noted that the first meeting of the Winsford Neighbourhood Plan Working Group is to take place on 22nd July 2026 at 6.30 pm. Members discussed the arrangements for the first meeting of the Working Group. The Clerk advised that he had approached CWAC regarding housing figures for Winsford, but none are available. A meeting had also been requested with CWAC to consider housing allocations for the WNP. A further WG meeting is to take place in mid-September. <i>Planning Applications</i> Members were asked to consider the following planning applications.

		26/01579/FUL <u>42 Littler Lane, Winsford</u> Demolition of existing conservatory, erection of two storey side extension, alterations to windows and doors, to include external rendering and cladding. Members had no objections. 26/01772/FUL <u>17 Leaf Grove, Winsford</u> Erection of single storey front/side extension, alterations and conversion of existing integral garage. Members raised concerns regarding the application on the following grounds: the close proximity to the school boundary; the potential damage to the existing hedge and associated biodiversity loss; the proposed tree screen being considered excessive and disproportionate, with a hedge preferred; and the overall scale of the garage being considered over-development which would adversely affect the streetscene. 26/01793/FUL <u>Winsford Police Station, Collingham Way</u> Change of use from a Sui Generis Police Station to part Class E Occupational Health Suite and Class E Office accommodation. Minor external modifications include widening of selected openings and Electric vehicle charging infrastructure. Members welcomed the application and fully supported it. 26/01718/FUL <u>532 Swanlow Lane, Winsford</u> Demolition of existing garage, erection of single storey front porch extension, and two storey side extension, render application. Members objected to the application on the grounds that the proposal did not comply with subordination principles, with the roofline considered too high. Members considered that some compromise on subordination may be acceptable if the design achieved better symmetry; however, the frontage was considered to project too far forward. The proposed dormer windows were also considered to be out of character with the
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		remainder of the terrace and harmful to the streetscene. Members further considered that the proposal represented significant over-development and was inappropriate for the site.
8	DATE OF NEXT MEETING	The next meeting will be held on 29 th July 2026.

CHAIR.....