



**Minutes of Wincham Parish Council Planning Sub Committee  
held at The Community Centre, Wincham on Wednesday, 9 July 2025 at 7.30pm.**

**Present: Cllrs Barker, Parr and Fearn  
Clerk: Naomi Morris**

**Cllr Barker was in the Chair.**

**1. Apologies**

*Apologies had been received from Cllr Casson.*

*Resolved to accept the apology.*

*Proposed: Cllr Parr*

*Seconded: Cllr Fearn*

**2. Declarations of any**

**a) disclosable pecuniary interests or**

**b) other disclosable interests**

**as required under Chapter 7 of the Localism Act 2011.**

No declarations were made.

**3. The following was considered:**

**A APPLICATIONS**

**Site Address: Land To Rear of 60 - 66 Church Street Wincham Northwich**

**Proposal: Outline application for demolition of existing building and  
proposed**

**residential development with associated works.**

**Reference Number: 23/03830/OUT**

**Case Officer: [lyndsay.shinner@cheshirewestandchester.gov.uk](mailto:lyndsay.shinner@cheshirewestandchester.gov.uk)**

**Ward: Marbury**

**Parish: Wincham**

**<https://pa.cheshirewestandchester.gov.uk/online-applications/>.**

**comments by:**

**24 July 2025**

*Resolved to object to the application on the following grounds:*

- 1. The land is greenbelt.*

2. *The applicants claim the land to be greybelt. This is an untested and unclear category and the Parish Council will be guided by CWaC officers on the definition, but the Parish Council was under the impression that greybelt was generally to be found on the fringes of a settlement. This is not on the fringes and there is nothing to suggest this land would fall within the new definition of greybelt.*
3. *If it were to be greybelt, under s156 and s157, 50% of the dwellings should be social housing, whereas none of the six properties intended under this application are for social housing or affordable dwellings. The same applicants previously applied for a development on this site (within the last couple of years) on the basis that they had conducted market research to show a need within Wincham for affordable housing. Now the applicants are claiming there is no need for affordable housing in the village and they are attempting to justify this application on the basis of the land being greybelt, without agreeing to build social housing.*
4. *The applicants are claiming the development is needed because Cheshire West and Chester Council's housing supply is insufficient because currently it would only cover two years' of the Government's goal. This is because the requirement from central Government has only recently changed. Cheshire West is already working to increase its housing supply and intends to have a new Local Plan in place by December 2026, covering the whole of the Government's target for new homes in the CWaC area. By the end of 2026, therefore, the housing supply for Cheshire West and Chester Council will not be insufficient.*
5. *Within the four iterations of the proposed new Local Plan, the village of Wincham could see considerable new housing built, but none of the plans indicate building on the land in this application. The Parish Council believes this may be because the land in this application is unsuitable for residential building because of the risk of flooding. In the Environment Agency's map for Environmental and Countryside Flooding, the land in this application is shown as being of high risk from surface water flooding. It is projected to remain at high risk between 2040-2060, but with a slightly worse risk.*

*Wincham Parish Council objects to this application on the grounds above, but should officers be minded to approve the application, the Council asks that conditions be included to take into account the dwellings would be constructed on a flood plain. The Council would want careful consideration given to the use of driveway materials and the use wherever possible of permeable materials with added drainage. Tarmac could make the flooding risk for the existing houses nearby severely worse, seriously affecting the safe enjoyment of their properties.*

*Proposed: Cllr Parr*

*Seconded: Cllr Fearn*

**B APPROVALS**

*None so far*

**C REFUSALS**

*None so far*

**D APPEALS**

*None so far*

**E ENFORCEMENT**

*None so far*

**G OTHER PLANNING MATTERS**

*i. CWaC Consultation on a new Local Plan (please see Appendix A).*

*Resolved*

*Proposed: Cllr Parr*

*Seconded: Cllr Fearn*

**4. Urgent Council Issues arising since Issue of Agenda**

*The meeting was declared closed at*

*pm.*

*Naomi Morris*

*Parish Clerk*  
10.07.2025