



UPTON BY CHESTER AND DISTRICT PARISH COUNCIL

Upton Pavilion
Wealstone Lane
Upton
Chester
CH2 1HD

Clerk/RFO: Kim Gray (Mrs)

Email: clerk@uptonbychesterparishcouncil.gov.uk

Minutes of the Planning Committee meeting held on Monday 26th January 2026 at 5:15pm The Pavilion, Wealstone Lane, Upton, Chester.

Present – Cllr Chris Jeffery (chair), Cllr R Lee and Cllr S Stanley.

1. OPEN FORUM

No members of the public were present.

2. APOLOGIES FOR ABSENCE

Apologies were received from Cllr S Atkhtar, Cllr A Lingard and Mr D Evans.

3. DECLARATIONS OF INTEREST

None declared.

4. MINUTES

Minutes of the meeting held on Monday 27th October 2025 were approved and signed.

5. PLANNING APPLICATIONS

[25/03914/FUL – 4 Stanton Drive, Upton](#) – Demolition of existing outrigger and conservatory and erection of single storey rear extension.

RESOLVED: that the Committee makes no comment on the application, but requests that Planning Officers note the importance of resolving the legal boundary issue with the neighbouring property.

[26/00093/TPO – Beinn Cianta, 2 Heath Road, Upton](#) - T1 Large Fagus sylvatica 'purple group' (Copper Beech) - Selective reduction of overextended branches on North, South and East of canopy by up to 2.5m. Height reduction up to 1.5m. Maintain dense canopy edge to reduce stress on tree. Thin of lower internal growth by 5%. Removal of dangerous deadwood. T2 Medium Fagus sylvatica 'purple group' (Copper Beech) - Selective reduction of overextended branches on South and West of canopy by up to 2m. Height reduction up to 1.5m. Maintain dense canopy edge to reduce stress on tree. Removal of dangerous deadwood.

RESOLVED: that the committee would support the application but should like the Planning Officers to note that these trees are behind the war memorial and

provide a backdrop for the Grade II Listed monument. In addition, the Upton Neighbourhood Plan states in Section 8.1 & 8.2, relating to the Physical Character of Upton:

8.1 Objectives

- To protect and enhance the distinctive physical and cultural heritage of Upton.

8.2 Key issues and proposals

The following are the key issues for the physical character of Upton:

- Conserving and enhancing the significant number of heritage assets, both designated

and non-designated, in the parish. preserve and enhance Heritage asset the listed monument in the neighbour. The setting is preserved. PC1 Noting that protecting trees requires two to replace one removed.

The Upton Neighbourhood Plan also states in Policy PC4: The retention of trees, hedgerows and other natural features in situ will always be preferable. Where the loss of such features is unavoidable, replacement provision must be of a ratio of at least two new trees for each tree which is lost.

[26/00140/CAT – 17 Upton Park, Upton](#) – silver Birch Tree (T1), sited approx 12ft from property. Tree is now mature and growing too close to foundations and main residence. Arboralist advised tree to be removed as Silver Birch trees do not like to be pruned. Large White Cherry Tree (T5) – Prune back to last major prune (Dec 2019) by approx 5m. Pear Tree (T2), Apple Tree (T3) and Damson Tree(T6) – Prune by approx. 4m. Overgrown fir tree (T4), was previously a hedge – Prune by approx. 5m.

RESOLVED: that the committee had no comment but would direct Planning Officers to the Upton Neighbourhood Plan Policy PC4: The retention of trees, hedgerows and other natural features in situ will always be preferable. Where the loss of such features is unavoidable, replacement provision must be of a ratio of at least two new trees for each tree which is lost. In addition, it should be noted that the trees are within a conservation area.

The Committee agreed to consider this application at the meeting and ratify the decision at the next meeting.

26/00014/FUL – 48 Cross Green, Upton – Erection of single storey outbuilding positioned to the side of the existing dwelling, linked to the main house by a glazed connection, to provide accessible ground floor sleeping accommodation and ancillary facilities.

RESOLVED: that the committee would support the application but also noted that the building would be less than 2m from the neighboring property.

7. DATE OF NEXT MEETING

To be determined.