



# UPTON BY CHESTER AND DISTRICT PARISH COUNCIL

Upton Pavilion  
Wealstone Lane  
Upton  
Chester  
CH2 1HD

Clerk/RFO: Kim Gray (Mrs)

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**Minutes of the Planning Committee meeting held on Monday 23<sup>rd</sup> February 2026 at 5:15pm The Pavilion, Wealstone Lane, Upton, Chester.**

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

## 1. OPEN FORUM

25 members of the public attended the meeting. One member of the public spoke on the inappropriate nature of the building and the impact that this profit-making business would have on the local area. Is the facility required in Upton. Another member of the public spoke on the impact of the immediate and surrounding area in terms of the impact of the additional traffic on the building itself and the increased capacity of the home. There is already a significant issue that may well be exacerbated by the additional pressure of the double-sized nursing home and construction traffic. The dementia ward of 30 beds has already passed. Staff and visitors are inevitably going to impact on the traffic and parking. A third member of the public pointed out that neighbouring residents' concerns around the loss of privacy. Land on care home side of the boundary is higher so the view would be down into their garden. Access road to the side raised concerns of increased lighting and noise, resulting in light and noise pollution with the increase in traffic. Dementia care is needed but not on this side in this area. No drainage strategy, flooding already an issue and the removal of trees, and the increase in hard standing there were concerns of exacerbating the situation. Restrictions to the site and impact of the constructions itself. Fourth member of the public access path on the side of the site would like this path maintained to the pharmacy etc. Flat roof with additional requests for a later application to increase height and floors. Concerns were raised as to whether emergency vehicle access was being maintained, would access be maintained during and after the construction of this building. Fifth member of the public commented on the disruption of noise to the doctors' surgery – the surgery opposed the original application. What does CWAC highways department have to say about the traffic management plan for this development given the already difficult situations with parking and traffic. Residents would like to see traffic calming, in addition to the double yellow lines. Cllr Stanley then spoke, mapping Upton's Neighbourhood Plan with the application and issues, this would form the basis of the Council's response.

## 2. APOLOGIES FOR ABSENCE

Apologies were received from Cllr Lingard and Mr Evans.

### 3. **DECLARATIONS OF INTEREST**

None declared.

### 4. **MINUTES**

Minutes of the meeting held on Monday 26<sup>th</sup> January 2026 were approved and signed.

### 5. **PLANNING APPLICATIONS**

[25/04023/FUL – Wealstone Residential Home, Wealstone Lane, Upton](#) – Demolition of existing care home retaining and remodelling the western wing as ancillary accommodation. Construction of a two storey 54 bedroom care home to include roof top plant room , refuse and cycle storge, carparking and landscaping.

Following many comments from members of the public in the open forum session of the meeting the committee considered the application and debated an appropriate response and the best way to move forward. The raised the question of whether the committee feel it necessary to hold a public meeting. Cllr Stanley acknowledge the comments from the public forum. Cllr Akhtar who is also the borough councillor for Upton spoke in support a public meeting. This application is not due to be considered on the March CWAC planning agenda. Cllr Akhtar will push for a representative from the care home and will speak with the highways department. Clerk will arrange a public meeting, delegate to the Clerk in consultation with Chair to prepare a response following the public meeting. Cllr Akhtar informed the meeting that members of the public do have the opportunity to speak for 3 minutes at the planning meeting when this application is considered.

**RESOLVED:** that the Committee would hold a public meeting to provide a further opportunity for resident to put forward their views on the application.

**RESOLVED:** that the Committee would delegate the responsibility to the Clerk, in consultation with the Chair of the Committee, to prepare a final response after further consultation with public. The submission will be made after the public meeting.

[26/00130/FUL – 30 Gatesheath Drive, Upton](#) – Demolition of existing garage and conservatory, erection of two single and double side extensions.

**RESOLVED:** that the Committee would have not objection to the application.

*Cllr Akhtar left the meeting.*

[26/00385/TPO – Front Communal Garden of 58-60 Peckforton Way, Upton](#) – Maple (T3) – Reduce height to clear overhead wires by 3m and remove lower branches overhanging substation

**RESOLVED:** that the Committee would support the application.

[26/00384/TPO – Within hedge of boundary of 70 Newhall Road and 62-64 Peckforton Way, Upton](#) – Plum tree (T2 994) – Fell and remove due to poor form, fungal damage and detached limbs hanging within canopy.

**RESOLVED:** that the Committee would support the application.

[26/00276/FUL – 35 Meadowsway, Upton](#) – Demolition of existing outrigger and garage, and erection of two storey side and rear extension with single storey rear infill extension.  
**RESOLVED:** that the Committee had no comment for this application.

[26/00325/FUL – 33 Endsleigh Gardens, Upton](#) – Single storey ground floor extension for Utility/WC room to side elevation  
**RESOLVED:** that the Committee had no comment for this application.

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

[26/00075/FUL – 2 Queens Crescent, Upton](#) – Erection of front, side and rear single storey extensions.  
**RESOLVED:** that the Committee had no comment for this application.

#### **6. RATIFICATION OF DECISIONS**

To ratify the planning responses that were not a substantive item on the previous agenda, arriving after the circulation of the agenda to the committee.

**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 ratify the decision made at the January meeting.

#### **7. DATE OF NEXT MEETING**

To be determined. Meeting closed 17:47pm