



UPTON BY CHESTER AND DISTRICT PARISH COUNCIL

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Minutes of the meeting of Upton by Chester and District Parish Council's Planning Committee held on Monday 26th September 2022, 8.40pm, at Upton Pavilion, Wealstone Lane, Upton, Chester.

Present: Cllr T Egerton-Parry (Chairman), Cllr Evans, Cllr Poulton, Cllr Keenan, Cllr Bennion, Cllr Booth and Cllr Greenhalgh,

In attendance: Deborah Jones, Clerk/Proper Officer (acting) and 2 members of the public.

1. OPEN FORUM.

No members of the public wanted to speak at the meeting.

2. APOLOGIES FOR ABSENCE.

Apologies for absence were received from:

Cllr Bryan
Cllr Southward
Cllr Samuel
Cllr Jenkins
Cllr Carter
Cllr Jodie Egerton-Parry

Resolved: noted.

3. DECLARATIONS OF INTEREST.

No declarations were made.

4. PLANNING APPLICATION 22/03028/OUT.

- Consideration of planning application:
22/03028 an outline planning application for the erection of a hospital building, including the construction of a link to the adjacent building, the erection of compounds for storage and for housing power supply units, the demolition of existing buildings and associated landscape works.

The Countess of Chester Hospital, The Countess of Chester Health Park,
Liverpool Road, Upton, Chester, CH2 1UL

- To agree comments to be submitted to the Planning Authority.

It was noted that there was some support for improved services for women and children in Chester comments were made on this from the point of view of the Neighborhood Development Plan.

Comments received from residents and the Neighbourhood Development Plan Steering Group were received and noted.

Resolved: That the Parish Council will submit the following comments:

Upton-by-Chester and District Parish Council OBJECTS to the outline planning application 22/03028/OUT.

The Planning Committee believes whilst the development of women and children's services through reprovioned accommodation is to be welcomed, the planning application in its current form is contrary to the Neighbourhood Development Plan and if approved would be to the detriment of residents, visitors and businesses in Upton and the Bache.

- Car parking and transport
The planning application does not re-provide a sufficient number of temporary car parking space during the construction and demolition phases to offset the number of parking bays that will be lost in the area of development.
- There is no indication that the permanent reprovion of car parking in the suggested multi-storey car park will be completed prior to temporary capacity being available or the construction phase commencing.
- There is no indication from the application that permanent reprovion of car parking will meet or exceed the number of spaces lost in the development area.
- Inadequate and insufficient staff and visitor car parking at the Countess of Chester Hospital already has a detrimental over-spill effect on local residents and businesses in the locale as well as impacting on the patients and staff of other health services on the health park site.
- This application will exacerbate the current situation.

Whilst it is currently fashionable to discourage use of private motor cars, given the patient and staffing catchment for the hospital, public transport options often prohibit reliance on forms of transport other than the car.

The planning committee felt strongly that through sound pre-application discussion these issues should have been resolved before submission and felt that the application should not have proceeded so lacking.
As it stands, the application is contrary to Policy T3.

Design, scale and massing

- The design of the building is out of keeping with, and felt more acutely by its close proximity to, Bache Hall.
- The new building is of a nature such that its scale and massing would likely be over-bearing due to proximity to the Bache Hall Estate and thus would prove contrary to Policy LSF1 as detrimental to residential amenity by virtue of views and noise during construction and operation e.g. plant.
- Suggested deciduous screening will not provide year-round benefit – mitigative screening should provide instant screening rather than requiring trees to reach maturity.
- A design revision could provide for the ambulance bay to be shielded by the new building.

Environmental performance

- The 'green' aspirations of the proposed development were felt to be insubstantial and lacking in detail.
- The planning committee would expect a much more comprehensive proposal in this regard to demonstrate compliance with Policy S1 of the Neighbourhood Plan.

5. DATE OF THE NEXT MEETING.

Resolved: That the next meeting of the Planning Committee will be convened as required.