

UPTON BY CHESTER AND DISTRICT PARISH COUNCIL



Upton Pavilion
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Upton
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Minutes of the Upton by Chester and District Parish Council's Planning Committee Meeting held on Monday 26 February 2024, 6.30pm, at Upton Pavilion, Wealstone Lane, Upton, Chester.

Present: Cllr C Jeffery, Cllr A Lingard, Cllr S Stanley and Mr D Evans.

1. APOLOGIES FOR ABSENCE.

An apology was received from Cllr Akhtar who was attending a Borough Council meeting, and was accepted.

2. DECLARATIONS OF INTEREST.

None.

3. MINUTES.

Resolved: The Chairperson signed the Minutes of the meeting held on 6 December 2023

4. PLANNING APPLICATIONS.

The committee considered the following planning applications and resolved submit the comments as noted:

- 24/00257/CAT – The Cedars, 70 Upton Park. Removal of two conifers (T1 and T2)
 - The committee objected to the application on the following grounds and will submit the following statement on the Parish Council section of the Planning Portal

The council objects to the application for the following reasons.

- *The applicant has offered inadequate justification for the removal of two trees in the conservation area of Upton Park.*
- *The Neighbourhood Plan for Upton “seeks to protect landscape character including trees, boundaries (e.g. hedges, sandstone walls, Cheshire railings etc) and to put in place measures to avoid or minimise impact or mitigate damage.” The applicant has failed to recognise and address this element of the plan.*

- *The note from Last Branch Tree Surgery uses a description “very low quality” but does it indicate what the prospects may be should the tree be subjected to professional care and attention.*
- *One potential alternative is crowning which is common in similar cases, but this nor other measures that might improve condition of the trees have been considered.*

- 24/00273/FUL – 40 Mill Lane. Various alterations and extensions
 - The committee felt that the proposals will represent an improvement to the existing building. Furthermore, it will have little impact on neighbouring properties and is supported.
- 24/00277/FUL – 3 The Beeches, Upton. Front and rear extensions
 - The committee noted that the application if successful would result in a substantial Increase in the size of the building. Nonetheless, provided that it is finished in complementary materials, the plans are supported.

5. Date and time of the next meeting

A meeting will be called should any application be received which requiring consideration by the council.