



# UPTON BY CHESTER AND DISTRICT PARISH COUNCIL

Upton Pavilion  
Wealstone Lane  
Upton  
Chester  
CH2 1HD  
07584 415343

Email: [clerk@uptonbychester.org.uk](mailto:clerk@uptonbychester.org.uk)

**Minutes of the Upton by Chester and District Parish Council's Planning Committee Meeting held on Monday 20 May 2024, 6.30pm, at Upton Pavilion, Wealstone Lane, Upton, Chester.**

**Present:** Cllr S Akhtar, Cllr C Jeffery, Cllr A Lingard (Chair), Cllr S Stanley.

## **1. APOLOGIES FOR ABSENCE.**

Apologies for absence were offered by David Evans and accepted.

## **2. DECLARATIONS OF INTEREST.**

None

## **3. MINUTES.**

The Chairperson signed the Minutes of the meeting held on 4 December 2023.

## **4. PLANNING APPLICATIONS .**

### Current Applications (1)

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

- 24/01181/FUL – 7 The Croft (loft conversion and extension)
- 24/01003/FUL – 30 Endsleigh Gardens (demolition and erection of extension)
- 24/00273/FUL – 48 Mill Lane (extensions to front, side and alterations to roof)
- 24/00630/FUL – 38 Glastonbury Ave – air source heat pump)

- 24/00951/FUL – Chester Zoo (replace restaurant with education centre)

These applications have been considered prior to the committee meeting and the decision to offer no objections was ratified.

#### Current Applications (2)

- 24/00947/FUL – Car wash, 72-74 Liverpool Road (change to hot food takeaway)

It was agreed that the council would object to this application and the following comments would be submitted to CWaC as statutory consultee.

This council OBJECTS to the application on the following grounds

1. The proposal is in direct conflict with the Neighborhood Plan for Upton, which was approved by residents at a referendum and “made” in September 2022.

Section 12.2 Key issues and proposals states – “Preserving and enhancing each of the three Local Retail Centres to meet the everyday needs of the communities they serve.”

Specific reference is made to Policy E1- Limit the occupancy by fast food takeaways within each of the three main shopping areas.

“Proposals for change of use which will lead to usage of premises by hot food takeaway businesses in excess of 33% in total at Weston Grove, and 10% at each of Bache and Long Lane will not be supported”.

The Neighbourhood Plan lists 8 retail shops, 1 hot food takeaway and 3 other business operations at Bache. The Plan limits hot food takeaway businesses to 10% of the total at Bache. If approved, the 10% limit will be breached.

2. Vehicle parking. Car parking is at a premium at Bache and issues arising from this can be severe during parts of the day. There is a small car parking area opposite the shops but this is often fully occupied. It is noted that some drivers will use this car park to call into Morrisons rather than using the main supermarket car park. There are just 2 bays on Upton Drive at its junction with Mill Lane.

The opening hours of the proposed business will commence at 12 noon. No parking accommodation is to be provided according to the proposal thus adding an intolerable strain to the immediate area.

In addition, anecdotally, visitors to the Countess of Chester Hospital often use Upton Drive and adjoining streets for parking.

3. Provision for litter collection is poor at this location. The likelihood of people consuming their purchases at or near the site will most probably make this situation much worse.

## **5. GAMEKEEPER SITE**

Councillor Akhtar informed the committee that in her BC capacity she had opened a line of enquiry with Cheshire West & Chester about this site. The issues she has raised are very similar to those listed in the agenda. It was agreed that UPC would take no further action independently, but would support Cllr Akhtar actively as more information emerges from CWaC relating to this site.

## **6. DATE AND TIME OF THE NEXT MEETING.**

The date and time of the next meeting of the Planning Committee will be advised as the committee is required to meet.