



The Meeting of the Parish Council, Monday 13th April 2026 at Upwell Village Hall 7pm. All councillors are summoned to attend. The Press & Public are welcome.

M Hilton 31/3/26

Agenda

1. Welcome & opening remarks.
2. To consider and approve apologies for absence.
3. To declare any conflicts and pecuniary interests on any items on this month's Agenda
4. To approve the Minutes from the last meeting
5. Public Forum (ten minutes only)
6. To discuss and consider the Action Log from previous meetings.
7. Reports from individual Councillors, Council Groups and Clerk
 - i. To consider Planning applications: *Cllr Harrison*
 - Planning Application Consultation 26/00275/F. Change of Use from Agricultural Land to a Dog Walking Field and associated car parking, access, storage container, lighting, mobile field shelter, fencing and landscaping at Land North of Horsehead Drove Three Holes. The Upwell Parish Council Planning Group support this application. The popularity is growing for this type of amenity, & diversity of this kind of enterprise should be welcomed. The applicant has confirmed that they will be responsible for emptying dog waste bins, and the lighting will be for winter 'after work' times access of 4.00pm to 7.00pm, which can be conditioned if necessary. There is minimal impact on neighbouring properties.
 - Planning Application Consultation 26/00347/LDE. Application for a Lawful Development Certificate for the existing use of land for residential use only at Smallmead Gate Main Road Three Holes PE14 9JR. The Upwell Parish Council Planning Group feels it has no choice but to support this application, given that the caravans have been in situ & unnoticed or reported for over ten years.
 - Planning Application Consultation 26/00313/O. Residential Development - Construction of 2 self build dwellings at Land to the rear/side of 12 And 25 Orchard Gardens Upwell. The Upwell Parish Council Planning Group does not support the application for the following reasons: - Proposed site is outside the development area. Upwell Neighbourhood Plan: Environment & Nature Policy EN2 Agricultural Land. New development will only be permitted on Grade 1 Agricultural Land if: (a) There are overriding community benefits resulting from the development. The Upwell Parish Council Planning Group does not regard the provision of these two proposed dwellings as having overriding community benefits by encroaching into Agricultural land. The parcel of land on which the proposed site development lies is still a sizeable piece of land suitable for commercial Agricultural use. The development site falls within a 'Special Area of Concern' as designated by the Churchfield & Plawfield Internal Drainage Board, because of surface water drainage concerns. Surface water disposal was a great concern during the construction of the adjoining estate build. Capacity of physical infrastructure in the public drainage or water systems. It is recognised that the existing mains sewer system serving the adjoining Blunt Estate is currently not fit for purpose, additional dwellings will exasperate any existing problems. The proposed dwellings will result in the loss of outlook for adjacent dwellings. It is noted that the owner of Number 25 especially submitted a non-material planning variation during construction of his dwelling, to install clear glazing as opposed to obscure glazing to the south facing fenestration, in order to achieve & appreciate views over open countryside. This proposal if approved would now result in Number 25 having an overlooking/loss of privacy issue to one of the proposed dwellings, as a result of the clear glazing being installed. The proposal of two dwellings being added on as an appendage

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to the existing estate does not fit well with the existing street scene. There is no footway lighting within the existing estate, further development beyond the existing estate gives rise for pedestrian safety & security.

- Planning Application Consultation 26/00383/CU. Retrospective change of use of former post office to kitchen at Old Post Office Main Road Lakes End PE14 9QH. The Upwell Parish Council Planning Group support this application, as the Lakes End Post Office has been out of use as a business premises for over a decade.
- ii.* To discuss cemetery matters: *all*
- iii.* To discuss a memorial board at the top of Dodds Style: *Cllr Robinson*
- iv.* To discuss streetlight issues including Millfield lamp: *all*
- v.* War Memorial grass disposal: *Cllr A. Harrison*

11. To note any Health and Safety issues

12. Finance

- i. To note payments made since last meeting.
- ii. To note income and expenditure balances reconciled from the previous month.
- iii. To note income and expenditure balances reconciled for the Village Hall account.
- iv. To note the QPAB
- v. To discuss PPS for Three Holes and possible CIL application.

13. To propose any items for the next agenda: Submit agenda items to the Clerk at least one week before the meeting.

14. To note the date of the Annual Parish Meeting combined with the Full Parish Meeting of the Council – 11th May 2026 at 6.30pm at Upwell Village Hall.

15. Close