

**MINUTES OF THE MEETING OF
ZEALS PARISH COUNCIL**

HELD ON

Tuesday 26 September 2024, At Zeals Village Hall

zealspc.org.uk

The meeting was opened at 7.10 pm

PRESENT: Cllrs C Spencer (Chairman), J Gray, P Thomas, M Gibbons, L D'Ambrumenil and D Corbin,
Mrs F Hill (Clerk)

Cllr

PUBLIC SESSION

6 Members of the public were present.

The Allotment Cup was awarded to Mr Dixon for 2024

Cllr Gillett from Bourton Parish Council informed the meeting of the now completed process of getting a speed reduction to 30mph through Bourton. There is however a .2mile stretch between Bourton and Zeals that crosses the Dorset /Wiltshire border. She asked if there was an appetite to get this changed which prompted a discussion and item 24/34 was brought forward to here.

A member of the Church committee spoke on agenda item 24/36 and gave some background. This was later discussed in the meeting.

WILTSHIRE COUNCIL REPORT: - Cllr G Jeans

Cllr Jeans gave apologies but arrived at 7.50pm and gave his report at the end. Most of his report had been covered by items on the agenda. He drew the attention of the meeting to the new housing project consultation. South Wiltshire will have an 81% uplift in housing according to the document. Other councils had commented on the document to the effect of it needed to cover the local need and cheaper housing for workers being brought in for things like the care home. The CPRE and Dorset Unitary Council have good responses to look at.

ZPC 24/29 TO RECEIVE AND AGREE APOLOGIES FOR ABSENCE

Cllrs A Patch, - these were approved.

ZPC 24/30 DECLARATIONS OF INTEREST

- (i) To consider any written requests for dispensations by the clerk. - none received.
- (ii) To receive any declarations of interest - none received

Members are invited to declare disclosable pecuniary interests and other interests in items on the agenda as required by the Zeals Parish Council Code of Conduct for Members and by the Localism Act 2011

ZPC 24/31 MINUTES

Council **RESOLVED** to approve and sign as a correct record the minutes of the parish council meeting held on the 25 July 2024 and the Planning meeting held on the 12 June 2024.

Proposed Cllr Gibbons, Seconded Cllr Thomas

Resolved 6 – 0 - 0
(for-against-abstain)

ZPC 24/32 FINANCE MATTERS

- (i) Council **NOTED** the balance of the account. **£25,771,51** (31/8/24) in current account and £10,199.95 in the deposit. The clerk has heard from Lloyds to say the changes

- requested are now going through which should give Cllrs, Gibbons, Gray and Patch access to the bank. The CIL money can then be transferred to the deposit account.
- (ii) The Parish Council **RESOLVED** to pay the following payments.

Account	Amount	Chq Number
Adrian Light - grass cut @ £45 2/8, 16/8 30/8, 12/9	£180	1144
Bourton Fencing- fencing at the play area £220 + £44 VAT	£264	1145
Mrs Hill Salary 1/7/24 – 31/8/24 36 3/4 @£14.17 = £520.75 Expenses inc Homeworking allowance (£8pm = 8pm) July -Aug = £16 3 County Locks £12.50 – Allotment Cup £20 voucher for Allotment winner	£569.25	1146
Replacement Cheque for 1142 £660.74 Cheque was not accepted at the Bank	£660.74	1147
HMRC Tax and NI for Clerk	£0	By DD
Mrs R Corbin - wreath for Remembrance Sunday	£19.99	

- (iii) To note payments paid out under delegated powers:

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Proposed Cllr Gray, Seconded Cllr D'Ambrumenil
Resolved 6 – 0 - 0

PLANNING APPLICATIONS

- (i) Applications to consider at the meeting: or any urgent applications that come in after the agenda goes out

PL/2023/07051 Boyes Transport Yard Appeal		
PL/2024/07873 High View Portnells Lane. Alterations and extension to bungalow	Council RESOLVED to Support this application. The planned work will improve the look of the current building and will not affect neighbours.	

Proposed Cllr Thomas, Seconded Cllr D'Ambrumenil
Resolved 6 – 0 - 0

- (ii) Applications considered/determined since last meeting: For Information

Application	Zeals PC Comment	Wiltshire Council Decision
PL/2024/04801 7 Longcross Zeals 2 storey and single storey rear extension	Support	Approve with conditions
Leaping Frogs Planning Application to create a new classroom for youngest children	Support	Approve with Conditions
PI/2024/04070 Fountain Cottage Zeals Removal of condition 6 on PL/2022/04563 to allow independent occupation of the dwelling known as Fountain Cottage	Object	Refused
PI/2024/04804 Tredaren, Forge Lane	Support	Approve with Conditions

Demolition of existing garage outbuilding and erection of one bedroom cabin		
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ZPC 24/33 COMMUNITY INFRASTRUCTURE LEVY - CIL

- (i) Council **NOTED** we have received an initial payment of £19,369.45 in respect of CIL payments.
- (ii) Council **RESOLVED** the community projects to be looked at will be the
 - a. Village Hall – Lyme Repairs will quote on a larger project than the current one they have the go ahead for. From their previous quote for the whole project this will take up a sizeable chunk of the current CIL money. It was **AGREED** that the village hall investment should be wider than the roof repairs.
 - b. Playground – a quote had been obtained to lay rubber flooring to the play area of £32,000. This was deemed far too expensive. It was **NOTED** the bark that is currently there and has been for about 3 years is now dust. The weeds issue has still not been sorted satisfactorily and it was **AGREED** the Clerk would ask Wiltshire Council if we were able to use Round Up to remove these before any work can be done. An H&S risk assessment would be done
 - c. Allotments – it was discussed that to make these sought after would be beneficial to the community.

Proposed Cllr Gray, Seconded Cllr D’Ambrumenil

Resolved 6 – 0 - 0

ZPC 24/34 TRAFFIC CALMING IN ZEALS

- (i) This item was moved to the public session to allow members of the public to contribute. Council was asked to consider the 30mph recently agreed in Bourton. Cllr Fran Gillett from Bourton PC shared her experiences in reaching agreement with Dorset Council to lower the speed limit. She asked about the merits of collaboration to reach the same outcome along the whole stretch of the road but through Wiltshire Council.
Discussion took place with it being noted that it did not seem logical to have a 30mph then a short space (.2 mile) of 40mph before reverting to 30mph. It was discussed that if this became 30mph it would be a long stretch of slower road, and it was felt those who wish to speed would not be deterred by the speed limit
Cllr Gillett stated there had already been a noticeable slowing of traffic through the village and that the SID seems to be working well now. There had also been speed watch units who have caught drivers. It was agreed the **Clerk** would write to Wiltshire Council stating we would like to make a case for making it 30mph and what would be the next steps. She will then liaise with Cllr Gillett.
- (ii) Council considered the email received from a resident regarding the removal of the central bollards at the entrance to the allotment. This entrance onto the road obscures approaching bike riders and does not deter speeds as it is supposed to. It also means allotment holders park on the verge which also blocks the site of approaching traffic. The **Clerk** will write to Wiltshire Council and ask if these can be removed.

ZPC 24/35 BELL AND CROWN PARKING

- (i) Following a letter received by the Council from the Bell & Crown requesting parking at the Village Hall the Parish Council discussed the matter at length. As the hall is let most evenings there is no capacity for any formal agreement to take place. It was

suggested that the landlords approach Zeals Car Wash as they are closed in the evenings and have car spaces which are walkable to the pub. The Bell & Crown was considered to be an important and necessary asset to the village and it would be sad if they were refused planning on the lack of car parking. Cllr Jeans was asked to call this application in to the Planning Committee. The o will send the details to Cllr Jeans.

ZPC 24/36 TREES IN THE CHURCH GROUNDS

- (i) Council considered options open to the parish council to help with the cost of safety works on the two ancient, listed beech trees in the church grounds. The clerk had confirmed that the parish council is not permitted to give funds to assist as neither a gift nor grant. She confirmed she had approached the Area Board and LHFIFG and the project would not qualify for a grant from them. Following the member of public's request it was agreed the Clerk would approach the area board to see if it was possible for the school to become involved as a heritage project.
- (ii) It was noted that beech trees have a finite life span and if they were reaching the end of it there was little that could be done. Concern was raised that the only option was to cut them back and council was assured that other quotes were being obtained to confirm this was the best course of action.

ZPC 24/37 WESTFIELD PLAYGROUND

- (i) Council considered the offer from Wiltshire Council to transfer the lease (125 years) on Westfield Playground over to Zeals Parish Council. Wiltshire Council will pay over the sum of £35,3920.32. The funding is to enable the PC to provide play open space facilities within the Parish. The funding can be used for play equipment, maintenance, other open space, replacement etc. not limited to the boundary of the lease. Council **RESOLVED** to accept the lease. The **Clerk** will liaise with Wiltshire Council on the next steps.

Proposed Cllr Spencer, Seconded Cllr D'Ambrumenil

Resolved 6 – 0 - 0

- (ii) Council considered a quote to tarmac the playground with rubber crumb surfacing. It was agreed that this was too expensive at over £30,000 and they would prefer to look at wood chip or other flooring.

ZPC 24/38 WILTSHIRE GYPSIES AND TRAVELLERS' DEVELOPMENT PLAN DOCUMENT (DPD)

- (i) Council discussed the DPD provided by Wiltshire Council and noted the short date to respond appropriately. **Cllr D'Ambrumenil** volunteered to study the document and respond on behalf of Zeals Parish Council. All members **AGREED**.

ZPC 24/39 TAXIS IN THE ROAD

- (i) Council considered the email received from a resident regarding taxis parked on Portnells Road. As these are parked on the highway it was not something the Parish Council can do anything about. It was suggested the **Clerk** inform the resident that if it is causing an issue they should contact Wiltshire Enforcement Department.

ZPC 24/40 OVERGROWN HEDGE

- (ii) Council discussed the emails received from Wiltshire Council and resident in regard to an overgrown road to a house in Wolverton. This was already in hand and the hedge was due to be cut the following day.

ZPC 24/41 ALLOTMENTS

- (i) Council had agreed at item 24/33 to use some CIL money to develop the allotments to encourage new tenants for the plots.
- (ii) Council considered the proposal to increase payment to the landlord. The rent received currently just covers the payment to the landlord and the cost of water to the allotments. It was agreed to defer this decision for the time being. Currently it has been difficult to find new allotment holders and there is no waiting list so putting up the rent may deter people.

ZPC 24/42 RECRUITMENT

- (i) Following the resignation of the current clerk, council agreed to advertise the vacancy for a new clerk with a simple advert in the post office and Mere Matters and to spread the word. It was **NOTED** that with all the exciting developments happening with the Parish Council, a new clerk should have some qualifications or be prepared to take them as soon as taking up the role.

ZPC 24/43 WESSEX INTERNET

- (ii) Council discussed Wessex Internet coming to Zeals. Some areas already have rolls of cable outside their homes. **Cllr Jeans** will send a document to the **Clerk** for sharing.

ZPC 24/44 CORRESPONDENCE - Council NOTED the items below

- (i) Email from resident 21/7/24 re 30mph speed limit in Bourton
- (ii) Email from the Bell & Crown 30/7/24 requesting use of the hall car park
- (iii) Email re gypsies and travellers DPD 14/8/24
- (iv) Email from Craig Cambell Wiltshire Council – transfer of Westfields Play area.
- (v) Email from resident 5/9/24 regarding taxis parked on the roads
- (vi) Email from LCC 8/8/24 re trees in the churchyard
- (vii) Email from Wiltshire 18/9/24 in respect of house in Wolverton and further email from resident 20/9/20

ZPC 24/45 ITEMS FOR NEXT AGENDA

- (i)

ZPC 24/46 DATE OF NEXT MEETING –Thursday 28 November 2024

Members are reminded that the Council has a general duty to consider the matters above in the exercise of any of its functions: Equal Opportunities (race, gender, sexual orientation, marital status or disability), Crime & Disorder, Health & Safety and Human Rights.

The meeting finished at 9.05