

**MINUTES OF THE SITE MEETING OF
ZEALS PARISH COUNCIL PLANNING COMMITTEE
HELD ON
WEDNESDAY 14 JUNE 2023, WOLVERTON FARM, ZEALS, BA12 6LW
(<https://www.hugofox.com/community/zeals-parish-council>)**

The meeting opened at 8 am

PRESENT: Cllrs C Spencer, J Gray, A Patch, L d'Ambrumenil, M Gibbons, P Thomas, Mrs F Hill (Clerk)
I member of the public

ZPC-PL 2023/1 APOLOGIES FOR ABSENCE none were received

ZPC-PL 2023/2 DECLARATIONS OF INTEREST

- (i) To consider any written requests for dispensations by the clerk. – none received
- (ii) To receive any declarations of interest - Cllr Spencer said he held a non-pecuniary interest in planning application PL/2023/04099 - Cllr Spencer would not vote on this application
Cllr Gray said she held a pecuniary interest in planning application PL/2023/0499 - Cllr Gray would not be able to discuss or vote on this application.

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-PL 2023/3 PLANNING APPLICATIONS

- (i) Applications considered at the meeting:

PL/2023/04099 Wolverton Far, Zeals, BA12 6LW

2 Storey rear side extension. Councillor Gray was invited with the member of public to detail the plans. They were questioned particularly about the roof and the design in general.

Councillor Gray left the meeting.

Councillors discussed the application and were unanimous in the support considering the sympathetic and pleasing visual plans that had been included.

It was RESOLVED to support this application.

Proposed Cllr d'Ambrumenil, seconded Cllr Patch

Resolved 4 – 0 – 1

[for-against-abstain]

Cllr Gray rejoined the meeting.

PL/2023/04127 – Boyes Transport Yard, Longcross, Zeals, BS12 6LL,
Variation of conditions 6 and 10 of PL/2022/01499 to allow the siting of 7 shipping containers to be used for storage.

Discussion took place regarding this application. It was noted that previous conditions had not been adhered to. The original planning for a trailer park had metamorphosed into lorries being stored on site. Planning had been granted for a workshop but concern was raised at this being sublet in the future. Containers had already appeared on the site without the relevant planning consents.

Concern was raised on the safety aspect. Parents were struggling to get into the nursery sited next door as lorries had already been blocking the site entrance and layby waiting to be able to fit into the existing site. With storage containers using the limited area it was feared there would be more lorries waiting to enter, backing up onto the highway and the nursery entrance.

It was noted that the visual impact of containers as drivers enter the village was an eyesore and looked like a tip. This detracted from the attempts of the villagers and parish council to keep the village looking good. This site is situated in the AONB.

Councillors raised the issue of the layby next to the site having already been churned up by excessive use of lorries waiting to enter and it was felt the surface of the layby was not suitable for these heavy vehicles.

Council RESOLVED to object to this application

Proposed Cllr Gibbons, seconded Cllr Patch
Resolved 6 – 0 – 0

(ii) Applications that had arrived since the agenda was sent out. None

The meeting ended at 8.25 am.