

**MINUTES OF THE SITE MEETING OF
ZEALS PARISH COUNCIL PLANNING COMMITTEE
HELD ON
WEDNESDAY 21 MARCH 2024, BELL AND CROWN, ZEALS
zealspc.org.uk**

The meeting opened at 8 am

PRESENT: Cllrs C Spencer, J Gray, M Gibbons, P Thomas, Mrs F Hill (Clerk)

5 members of the public were present and were given time to hear the plans and question these and for council to ask questions of the applicant and the members of the public.

ZPC-PL 2023/10 APOLOGIES FOR ABSENCE A Patch, L
d'Ambrumenil. These were approved.

ZPC-PL 2023/11 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/2024/00921 - Cllr Spencer would not 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 2023/12 PLANNING APPLICATIONS

- (i) Applications considered at the meeting:

PL/2024/00921 - Bell and Crown, Zeals, Warminster, Wilts, BA12 6NJ

Demolition of outbuildings to rear of Bell and Crown Public House (Sui Generis), and use of created space for outdoor seating in connection with Public House

Discussion took place with a detailed walk around the outside of the various outbuildings to be demolished. The existing outbuildings are in poor state of repair and require investment to repair and maintain them. The building works although not perfect will offer a sympathetic and viable development to the pub. Council took on board the concerns and support from members of the public.

The applicant stressed he welcomed the consultative process to get it right for the pub and for the community.

Council RESOLVED to SUPPORT this application on the basis the village is lucky to have a vibrant hub to the community. Council asked that consideration should be given to

- (i) The height of the wall between the neighbours' garden and the pub.
- (ii) Car parking and particularly the access route to the neighbouring properties.
- (iii) Any increase in noise.

Proposed Cllr Grey, seconded Cllr Thomas

Resolved 3 – 0 – 1

[for-against-abstain]

PL/2024/02080 - Land Adjacent to Quarryfield Industrial Estate, Castle Street, Mere, BA12 6LA

Variation of condition 2 of PL/2023/00624 (approved plans) in order to substitute the use of stone in lieu of buff bricks on certain elevations.

Council RESOLVED to SUPPORT this variation of condition.

Proposed Cllr Spencer, seconded Cllr Grey

Resolved 4 – 0 – 0

PL/OUT/2023/06654 Land at Sandways Farm, New Bourton Road, Dorset

Demolition of barns and erection of up to 30no dwellings and provisions of site for village hall with parking area, wildlife area, attenuation pond and public open space

Discussion took place on this application.

Council RESOLVED to OBJECT to this application on the grounds of

- (i) An overdevelopment in a small village.
- (ii) Lack of any real infrastructure to support additional housing.
- (iii) The location is on a floodplain.

Proposed Cllr Spencer, seconded Cllr Thomas

Resolved 4 – 0 – 0

[for-against-abstain]

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

The meeting ended at 9.05 am.

DRAFT