

**MINUTES OF THE PLANNING MEETING OF
ZEALS PARISH COUNCIL PLANNING COMMITTEE
HELD ON
WEDNESDAY 29th APRIL 2026, at THE VILLAGE HALL, ZEALS
www.zealspc.org.uk**

The meeting opened at 7.00 pm

PRESENT: Cllrs C Spencer, J Gray, M Gibbons, P Thomas, A Patch, Miss L Gilby (Clerk)
0 members of the public were present.

ZPC-PL 2026/01 APOLOGIES FOR ABSENCE L d'Ambrumenil. These were approved.

ZPC-PL 2026/02 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-PL 2026/03 PLANNING APPLICATIONS

- (i) Applications considered at the meeting:

PL/2026/02163 Boyes Transport Yard, Longcross, Near Zeals, Warminster, BA12 6LL

Retrospective planning application for retention of welfare facilities and revisions to workshop building permitted by planning permission PL/2022/01499

The Chair explained that the retrospective planning dealt with two issues, 1) retention of the welfare unit, 2) the revisions to the workshop building.

- 1) Welfare unit – discussion was had on the lack of drainage for the welfare unit, with the planning application stating that it was unknown how foul sewage is disposed of and it was unknown if it would be connected to the existing drainage system. Concern was expressed to the effect it would have on an AONB, especially as the planning application suggests proposed employment will increase, putting further strain on any current 'drainage system'.
- 2) The workshop building – the building that is on site at the moment is taller than the original planning application allowed. It can be seen that the eaves height is the same as the building adjacent to it, on a neighbouring company's land, but the actual roof is much higher. Discussion was had on how over height buildings can spoil an AONB.

The Parish Council PROPOSED to **Object** to the height of the workshop building in an AONB (noting the building is much higher than the neighbouring building) and to the lack of drainage for the welfare unit.

Proposed Cllr Patch, Seconded Cllr Gray
Resolved 5 – 0 – 0
[for-against-abstain]

- (ii) Applications that have arrived since the agenda was sent out
None

ZPC-PL 2026/04 VILLAGE HALL KITCHEN RENOVATION

The invoices that had been sent to the clerk were for the materials, with the work to be invoiced separately. The Council **AGREED** and **RESOLVED** to pay these invoices for the total of £4,039.38

Proposed Cllr Spencer, Seconded Cllr Thomas
Resolved 5 – 0 – 0

The meeting ended at 7.27 pm.

Signed

Date