

**MINUTES OF THE SITE MEETING OF  
ZEALS PARISH COUNCIL PLANNING COMMITTEE  
HELD ON  
WEDNESDAY 30 AUGUST 2023, FOUNTAIN COTTAGE ZEALS BA12 6NE  
(<https://www.hugofox.com/community/zeals-parish-council>)**

The meeting opened at 8 am

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

I member of the public joined late

**ZPC-PL 2023/4      APOLOGIES FOR ABSENCE** Cllr Patch - this was approved

**ZPC-PL 2023/5      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 2023/6      PLANNING APPLICATIONS**

- (i) Applications considered at the meeting:

**PL/2023/06061 Fountain Cottage, Zeals, Warminster, BA12 6NE (31/8/23)**

Erection of new garage on existing hardstanding area

<https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z00001BKDpFAAX/pl202306061>

Councillors discussed the application. Concern was that the size and scale (at 4.85m) were much higher than normal garages (2.1 – 2.4m) and for the use intended. The enclosed room was large, with only a side door to house a bike. There was a concern raised that this could be used for an office or future storage. Concern was also raised that the previous planning had been changed too late to be considered resulting in the house being a lot higher than originally intended and the two houses had not been joined as the previous application suggested. It was noted that an additional structure (lean to style but in breeze block and roof tiling) had been added to the house that had not been part of the original planning application.

It was RESOLVED to object to this application due to the exceptional height and non-adherence to previously granted planning conditions which had altered during the building.

**Proposed** Cllr Spencer, seconded Cllr Gray

**Resolved 6 – 0 – 0**

[for-against-abstain]

**PL/2023/07051 Boyes Transport Yard, Longcross, Zeals, BA12 6LL (20/09/23)**

Siting of 7 shipping containers to be provide storage for existing transport yard.

<https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z00001BM2F3AAL/pl202307051>

Discussion took place regarding this application. It was noted that previous conditions had not been adhered to. The original planning had precluded it being used for storage. It was noted that on the morning of the meeting, 14 Containers had already appeared on site and in situ without the relevant planning consents.

Concern was again 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.

Councillors again 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 referred to the previously raised 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 as the applicant did not seem able to adhere to previous conditions set and it was felt if this goes through it would lead to more containers appearing.

**Proposed** Cllr Spencer, seconded d'Ambrumenil

**Resolved 6 – 0 – 0**

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

The meeting ended at 8.25 am.