

**MINUTES OF THE SITE MEETING OF
ZEALS PARISH COUNCIL
HELD ON
TUESDAY 4 OCTOBER 2022, At Zeals Garage
(<https://www.hugofox.com/community/zeals-parish-council>)**

The meeting was opened at 6 pm

PRESENT: C Hole-Jones (Chairman of Planning) Cllrs C Spencer, J Gray, L d'Ambrumenil, M Gibbons, Mrs F Hill (Clerk)

3 Members of the Public were in attendance. The Members of the Public were asked to contribute to the meeting as necessary

ZPC-PL 22/1 APOLOGIES FOR ABSENCE were received from Cllr D Corbin and Cllr A Patch. These were approved

ZPC-PL 22/2 DECLARATIONS OF INTEREST

- (i) To consider any written requests for dispensations by the clerk. – none were 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 22/3 PLANNING APPLICATIONS

- (i) Applications to consider at the meeting:

PL/2022/06702 ZEALS GARAGE - Erection of 2no dwellings following the demolition of existing workshop

Discussion took place on site regarding the application.
Concerns were raised

- (i) Contamination. The site had previously been a petrol station and the tanks remain underground.
- (ii) Elevation is higher than buildings around the site and the stone work and roof tiles should be in keeping.
- (iii) The planned 6ft walls will prevent children who use the road to walk to school being seen as you drive out of the properties
- (iv) The proximity to the road
- (v) The proximity to neighbouring properties particularly the church which is listed
- (vi) Certain details appear to have been missed off the plans ie Solar panels and sky lights.
- (vii) The back of the properties will back onto the public footpath to the church

It was noted that aesthetically this would be an improvement on the village centre

It was noted that development was needed but there are too many concerns on the current designs.

It was noted that the Planning Officer was still waiting for Public Protection Report. The members of the public were urged to add their comments online as well as the Council comment.

Council will respond with a comment that in order to support the application the property would need to be moved back from the road, the materials used should be in keeping with the neighbouring properties ie stone and tiles on the roof. The property also needs to be lower to match the neighbouring house.

It was **PROPOSED** that **Cllr Hole-Jones** would try to bring the Planning Officer out to site to discuss our concerns. If this is not possible Council members will email discussions between themselves before the deadline date.

The **Clerk** will alert Cllr G Jeans (Wiltshire Council) that we have serious concerns about the current plans and invite him to the meeting if there is one.

Proposed Cllr Hole-Jones, seconded Cllr Spencer

Resolved 5 – 0 – 0
[for-against-abstain]

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

(iii) Applications considered/determined since last meeting. None

ZPC-PL 22/4 ITEMS FOR THE NEXT AGENDA

Meeting closed at 6.45pm

Post meeting comment - this application was withdrawn and comments closed before the Clerk was able to add these to the portal