

WESTERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE WESTERN AREA PLANNING COMMITTEE MEETING HELD ON 29 APRIL 2015 IN THE COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.

Present:

Cllr John Knight (Vice-Chair), Cllr Trevor Carbin, Cllr Ernie Clark, Cllr Andrew Davis, Cllr Dennis Drewett, Cllr Magnus Macdonald, Cllr Horace Prickett, Cllr Pip Ridout, Cllr Jonathon Seed, Cllr Roy While and Cllr Jerry Wickham (Substitute)

Also Present: None

41 Apologies for Absence

Apologies for absence were received from Chris Newbury who was replaced by Cllr Jerry Wickham.

42 Minutes of the Previous Meeting

The minutes of the meeting held on 8 April 2015 were presented.

Resolved:

To approve as a correct record and sign the minutes of the meeting held on 8 April 2015.

43 Chairman's Announcements

The Chairman gave details of the exits to be used in the event of an emergency.

44 Declarations of Interest

There were no declarations of interest.

45 Public Participation and Councillors' Questions

No questions had been received from councillors or members of the public.

The Chairman welcomed all present. He then explained the rules of public participation and the procedure to be followed at the meeting.

46 **Planning Applications**

The Committee considered the following application:

47 **15/00636/FUL - Former Peter Black Toiletries Factory, Cradle Bridge, Castle Street, Trowbridge**

Public participation:

Mr Francis Morland spoke in objection to the application.

Mr Mike Baxter spoke in relation to the site.

Mr Kevin Hunt spoke in support of the application.

Councillor John Knight spoke as the local member.

The Area Team Leader outlined the report which recommended the application for approval subject to conditions. He was supported by a Senior Highways Engineer.

Members of the public were invited to speak on the application as listed above.

Issues discussed in the course of the debate included: the location of the sewers across the site and the restrictions they placed on the redevelopment of the site; the traffic and pedestrian access to the site; the consultation with and the views of the public; how the impact of the extra traffic had been assessed; and the parking strategy for the site.

The Committee considered the implications of car parking provision on the proposed site, and requested that when the officers considered the car parking management strategy they give sufficient weight to the Committee's views that an appropriate level of free parking should be made available on the site.

Councillor John Knight proposed and Councillor Pip Ridout seconded that the permission should be granted in line with the officers recommendations.

At the end of the debate the meeting;

Resolved to approve permission subject to the following conditions:

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the Drawing Register and Issue Sheet (reference QMF10) received on 7 April 2015.

REASON: For the avoidance of doubt and in the interests of proper planning.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 and The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), units 1 & 2 shall be used solely for purposes defined as either A1, A2, A5, and D1 uses, unit 3 shall be used for A1 uses only and unit 4 used for a mix of A3/A4 uses only as directed by Part 3 of the Second Schedule of the aforementioned Order(s) (or in any provisions equivalent to the stated classes in any statutory instrument revoking or re-enacting the Order(s) with or without modification).

REASON: The proposed mix of uses are considered to be acceptable but the Local Planning Authority wish to consider any future proposal for change(s) of use, other than a use within the same use class, having regard to the circumstances of each case.

4. No development shall commence on site (including any works of demolition), until a Construction Method Statement and Environmental Management Plan, which shall include the following:
 - a) The parking and routing of site operative vehicles and visitors; b) loading and unloading of plant and materials; c) the form of storage and location of plant and materials (including any oils or chemicals) used in constructing the development; d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; e) measures to control the emission of dust and dirt during construction; f) a scheme for recycling/disposing of waste resulting from demolition and construction works; g) measures for the protection of the natural environment outlining the measures to be adopted to prevent detrimental impacts to the River Biss and the riparian habitat (which should include the construction of the bridge crossing); and, h) the hours of construction, including deliveries of materials has been submitted to, and approved in writing by, the Local Planning Authority.

The approved Statement shall be complied with in full throughout the construction period.

REASON: This information/level of detail has not been submitted with the application and is considered necessary to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

NOTE: The applicant/developer is encouraged to refer to the Environment Agency's Pollution Prevention Guidelines at:
<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

- 5. No demolition, site clearance or development shall commence on site, and; no equipment, machinery or materials shall be brought on to site for the purpose of development, until all retained trees on site and immediately adjoining the site are protected following the recommendations contained within the Arboricultural Impact Assessment, and Tree Protection Plan dated January 2015 (produced by Hillside Trees Ltd) in accordance with British Standard 5837: 2012: "Trees in Relation to Design, Demolition and Construction Recommendations"; and, no works shall take place until a detailed arboricultural method statement (AMS) has been submitted to, and approved in writing by the local planning authority.**

The protective fencing shall be erected in accordance with the approved details. The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approval shall be carried out in accordance British Standard 3998: 2010 "Tree Work - Recommendations" or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practice.

If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority.

No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

[In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years from the date of commencement].

REASON: The information is necessary to ensure a satisfactory landscaped setting for the development and the protection of existing trees/vegetation which provide an important vegetated backdrop and riparian habitat.

- 6. Following the demolition of the former factory buildings, all debris/ demolition material not identified for re-use shall be removed from the site within one month of demolition and prior to the construction phase(s) commencing.**

REASON: In the interests of safeguarding the character and appearance of the adjacent Conservation Area and nearby listed buildings and the general area including neighbouring amenities (and avoiding the formation of another "Mount Crushmore" which blighted the St Stephens Place site for many years).

- 7. No development on each individual building or public realm (each relevant part of the scheme) shall commence on site other than that required to be carried out as part of demolition phase(s), until details and samples and details of all external materials including both the buildings and public realm throughout the development site have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

REASON: This information/level of detail has not been submitted with the application and is considered necessary in the interests of visual amenity, promoting a high quality public realm and protecting/enhancing the setting of the Conservation Area.

- 8. No development shall commence on site other than that required to be carried out as part of demolition phase(s), until:**
 - A written programme of archaeological investigation has been submitted to and approved by the Local Planning Authority (which should include on-site and off-site work such as the analysis, publishing and archiving of archaeological results/findings); and**
 - The approved programme of archaeological work has been carried out in accordance with the approved details.**

REASON: This information/level of detail has not been submitted with the application and is considered necessary to enable the recording of any matters of archaeological interest.

NOTE: The above work should be conducted by a professional archaeological contractor and the applicant should be made aware of the consequential financial implications.

9. No development shall commence on site other than that required to be carried out as part of demolition phase(s), until a lighting plan for the site has been submitted to and approved in writing by the Local Planning Authority. The lighting shall be designed to minimise light spill and sky glow, and to minimise light levels along the northern site boundary to the River Biss and the replacement bat roost to below 1 Lux.

REASON: This information/level of detail has not been submitted with the application and is considered necessary in order to limit the impact of lighting on lesser horseshoe and common pipistrelle bats and the River Biss corridor

10. No development shall commence on site other than that required to be carried out as part of demolition phase(s), until an amended landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The plan should include additional riverside and riverbank enhancement planting as well as additional landscaping throughout the scheme (where appropriate) using native tree and shrub species. The approved scheme shall be implemented in accordance with British Standards, including regard for plant storage and ground conditions at the time of planting in the first planting season following the first occupancy of any of the approved units. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: In order to enhance the riverside corridor for biodiversity, including foraging/commuting bats, in accordance with paragraph 118 of the National Planning Policy Framework, and to shield the river from the lighting associated with the development site.

11. The development hereby approved shall be carried out in accordance with the recommendations made in sections 4.3, 4.4 and 4.5 (birds), 4.11 to 4.13 (schedule of works), 4.14 to 4.20 (replacement bat roost provision), 4.23 to 4.27 (lighting) and 4.28 to 4.30 (landscaping) of the amended 'Ecological Appraisal and Protected Species Surveys of Site at Cradle Bridge, Trowbridge' report dated 24 November 2014 prepared by Crossman Associates and as amended by a Natural England European Protected Species Licence, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure adequate protection and mitigation for protected species.

12. Permanent bat roosts and access points, including any amendments approved under a relevant European Protected Species Licence from Natural England, shall be provided in the agreed condition for the use by bats for the lifetime of the development in accordance with Figure 5 of the amended 'Ecological Appraisal and Protected Species Surveys of Site at Cradle Bridge, Trowbridge' report dated 24 November 2014 prepared by Crossman Associates and the 'Replacement Bat Roost' drawing number A_PL_BR_100 dated 30.09.2014 prepared by AU Architects Ltd . The replacement roosts and access points shall be available for bat use before the first occupation of any of the units hereby approved.

REASON: To compensate for the loss of bat roosts and to safeguard European protected species.

13. Prior to the first occupation of any of the units hereby approved, the applicant shall provide details of a bat roost monitoring scheme and bat activity on the River Biss by a competent ecologist. The monitoring period should last for a minimum of 3 years post-completion of the development and should be carried out in full accordance with the approved scheme and Protected Species Licence. The results of the monitoring scheme along with details of any modifications considered necessary to ensure the mitigation scheme is effective shall be submitted to the Local Planning Authority for approval annually. Any approved modifications should be implemented in accordance with an agreed documented timeframe.

REASON: To provide information on the success of the bat roost mitigation and to make amendments to ensure the success of the scheme where necessary, in the interests of biodiversity.

- 14. No development shall commence on site other than that required to be carried out as part of demolition phase(s) and any required scheme of remediation approved by the Local Planning Authority required by this condition), until steps (i) to (iii) below have been fully complied with. If 'unexpected contamination' is found after works commence, development must be halted on that part of the site affected by the 'unexpected contamination' to the extent specified by the Local Planning Authority in writing until step (iv) has been complied with in full in relation to that contamination.**

Step (i) Site Characterisation: An investigation and risk assessment must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:

**A survey of the extent, nature and scale of contamination on site;
The collection and interpretation of relevant information to form a conceptual model of the site, and a preliminary risk assessment of all the likely pollutant linkages;**

If the preliminary risk assessment identifies any potentially significant pollutant linkages a ground investigation shall be carried out, to provide further information on the location, type and concentration of contaminants in the soil and groundwater and other characteristics that can influence the behaviour of the contaminants;

An assessment of the potential risks to human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwater and surface waters, ecological systems, archaeological sites and ancient monuments;

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" and other authoritative guidance.

Step (ii) Submission of Remediation Scheme: If any unacceptable risks are identified as a result of the investigation and assessment referred to in step (i) above, a detailed remediation scheme to bring the site to a condition suitable for the intended use must be prepared. This should detail the works required to remove any unacceptable risks to human health, buildings and other property and the natural and historical environment, should be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed

remediation objectives and remediation criteria, a timetable of works and site management procedures.

Step (iii) Implementation of Approved Remediation Scheme: The approved remediation scheme under step (ii) must be carried out in accordance with its requirements. The Local Planning Authority must be given at least two weeks written notification of commencement of the remediation scheme works.

Step (iv) Reporting of Unexpected Contamination: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it should be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment should be undertaken in accordance with the requirements of step (i) above and where remediation is necessary, a remediation scheme should be prepared in accordance with the requirements of step (ii) and submitted to and approved in writing by the Local Planning Authority.

Step (v) Verification of remedial works: Following completion of measures identified in the approved remediation scheme a verification/validation report must be produced. The report should demonstrate the effectiveness of the remedial works. A statement should also be provided by the developer which is signed by a person who is competent to confirm that the works detailed in the approved scheme have been carried out (The Local Planning Authority can provide a draft Remediation Certificate when the details of the remediation scheme have been approved at stage (ii) above).

The verification report and signed statement should be submitted to and approved in writing of the Local Planning Authority.

Step (vi) Long Term Monitoring and Maintenance: If a monitoring and maintenance scheme is required as part of the approved remediation scheme, reports must be prepared and submitted to the Local Planning Authority for approval at the relevant stages in the development process as approved by the Local Planning Authority in the scheme approved pursuant to step (ii) above, until all the remediation objectives in that scheme have been achieved.

All works must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" and other authoritative guidance.

REASON: This information/level of detail has not been submitted with the application and is considered necessary to prevent pollution of controlled waters.

- 15. No permission is hereby granted for the raising of the ground levels across the site above the typical site/floor level of 35.8m AOD (above ordnance datum), with the exception of minimal building footprint and essential access steps and ramps (which shall be set no lower than 36.1m AOD). Any modifications made to the footprint of the units hereby approved or encroachment towards the riverbank profile would require the express written permission of the local planning authority following consultation with the Environment Agency and potentially with Wessex Water in relation to the public sewer.**

REASON: To minimise flood risk and to have due regard for environmental considerations.

- 16. Prior to the construction of the bridge crossing, a detailed scheme documenting all the technical specifications including foundations, abutments, piers, and approach ramps and any other infrastructure has been submitted to and approved in writing by, the local planning authority. The footbridge and its associate infrastructure must not encroach into/over/upon the existing riverbank profile, and must be designed to minimise impact on flood storage and conveyance.**

REASON: This information/level of detail has not been submitted with the application and is considered necessary to minimise flood risk.

- 17. No development shall commence on site other than that required to be carried out as part of demolition phase(s), until a detailed surface water run-off management scheme, supported by drainage strategy report and design calculations, has been submitted to, and approved in writing by the Local Planning Authority. The submitted details shall clarify the intended future ownership and maintenance for all drainage works serving the site. The approved scheme shall be implemented and maintained in accordance with the approved programme and details.**

REASON: This information/level of detail has not been submitted with the application and is considered necessary to prevent any increased risk of surface water flooding associated the development.

NOTE: Additional guidance is provided within Informative 8 with regard to the above requirements.

- 18. No development shall commence on site other than that required to be carried out as part of demolition phase(s), until a scheme for the discharge of foul water from the site has been submitted to and approved in writing by the Local Planning Authority and no building shall be first brought into use until the drainage scheme approved for it has been implemented.**

REASON: This information/level of detail has not been submitted with the application and is considered necessary to ensure that the development can be adequately drained and serviced.

- 19. No development shall commence until off-site highway improvements works to the footpath linking the site with Brown Street (to facilitate the joint use with cycles) have been submitted to and improved in writing by the local planning authority, and none of the units shall be brought into use until the agreed works are completed.**

REASON: In the interest of highways safety and to promote sustainable modes of transport.

- 20. None of the units on the site shall be brought into use until a feasibility study to investigate potential measures to improve the operation of the County Way gyratory has been prepared by the applicant and submitted to and approved in writing by the Local Planning Authority.**

REASON: To satisfy Council and Masterplan aspirations in terms of delivering enhanced site permeability and town centre linkage.

NOTE: The developer obligations relative to the above requirement shall be enshrined within a s278 legal agreement pursuant to the Highways Act 1980.

- 21. Prior to the first occupation of any of the units hereby approved, the foot/cycle bridge crossing shall be constructed in accordance with the hereby approved plan drawings and shall be available for use to allow for direct connectivity between the site and the St Stephens Place leisure hub.**

REASON: To define the terms of the permission and to satisfy Council and Masterplan aspirations in terms of delivering enhanced site permeability, town centre linkages and to accord with the applicant's own designed planning concept.

- 22. The buildings hereby approved shall achieve the BREEAM's 'Very Good' Standard as documented / proposed by the applicant's submitted Sustainable Energy Strategy, and within 3 months of**

being first occupied or brought into use, a post construction stage certificate certifying that the 'Very Good' standard has been achieved shall be issued and submitted to the local planning authority for its written approval.

REASON: To ensure that the objectives of sustainable development set out policy CP41 of the Wiltshire Core Strategy are achieved.

- 23. Suitable ventilation and filtration equipment shall be installed to suppress and disperse any fumes and/or smell created from cooking operations within unit 4. Details of the equipment shall be submitted to and approved in writing by the Local Planning Authority prior to the Toby Carvery (or any other operator) being brought into use. Any works which form part of the approved scheme shall be completed before the premises are first occupied and maintained in effective condition at all times thereafter.**

REASON: In order to minimise nuisance, prevent pollution and safeguard the amenities of the area in which the development is located.

- 24. No demolition or construction work associated to the development hereby approved, shall take place outside the hours of Mondays - Fridays 07:30 – 18:00hrs and Saturdays 08:00 – 13:00hrs; and, not at all on Sundays or Bank and Public Holidays.**

REASON: In order to safeguard the amenity of the area in which the development is located.

- 25. No building shall be occupied until a site management plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:**
- full details of a scheme to manage the on-site car park to prevent anti-social behaviour, and measures to ensure its safe use,
 - management responsibilities for liaison with the crime prevention working group;
 - details of the provision of CCTV, with details of whether it will be linked to the Trowbridge CCTV system;
 - measures for the control of litter; and
 - the management of the site shall be carried out in accordance with the agreed management plan.

REASON: In the interests of public safety and promotion of a high quality public realm.

- 26. The development hereby approved shall be carried out in accordance with the recommendations contained within the submitted Travel Plan produced by Callidus Transport and Engineering dated January 2015 unless otherwise approved in writing by the local planning authority.**

REASON: To define the terms of this permission as well as promoting and delivering sustainable transport measures.

- 27. None of the units hereby approved shall be brought into use until the associated parking (including the cycle spaces) and service areas have been consolidated, surfaced and laid out in accordance with the approved plans. The parking and service areas shall thereafter be maintained free from obstruction(s) for such uses for the lifetime of the development.**

REASON: To ensure that adequate parking and provision for loading/unloading is made within the site in the interests of highway safety and good planning.

- 28. No unit hereby approved shall be brought into use until a delivery management plan for that unit (confirming times of deliveries and adopted safety measures) and car parking management strategy (confirming the charging regime) has been submitted to and approved in writing by the local planning authority. Following approval, the plan and strategy shall be adhered to at all times unless otherwise agreed in writing by the local planning authority.**

REASON: To define the terms of this permission and in the interests of highway and public safety.

Planning Informatives

Informative 1: Although the Site Waste Management Plan 2008 Regulations were repealed in December 2013, developers are still encouraged as good practice to have a site waste management plan (SWMP) for all new major construction projects (worth more than £300,000) which should be shared with the local planning authority. The level of detail within a SWMP depends on the estimated build cost, excluding VAT. All waste movements should be documented and having a SWMP will help ensure compliance with the duty of care and handling any hazardous materials. In this particular case, any Site Waste Management Plan should outline the waste minimisation measures to be employed, any re-use or recovery of on-site waste should be identified and managed; pre-fabrication and off-site construction work opportunities where applicable, should be considered to further minimise on-site waste.

Informative 2: The developer/applicants are advised to note the content of Wessex Water's consultation response dated 4 March 2015. It has been confirmed that formal approval will be required from Wessex Water in respect to points of connection and rates of discharge.

Informative 3: There should be no burning of demolition material or having fires during the course of site redevelopment in the interests of public and highway safety, pollution control and general amenities.

Informative 4: The applicant/developer is encouraged to note the advice and guidance provided by the Wiltshire Fire & Rescue Service to ensure there sufficient provision of water for fire fighting purposes on the site as well as access. More specific guidance can be obtained direct from the fire authority including advice on the location of fire hydrants. The applicant/developer is also advised that once constructed and put to use, commercial premises will be subject to the Regulatory Reform (Fire Safety) Order 2005. Further information can be found on the Wiltshire Fire & Rescue Service website, where published guides are available to download. The following further advice is also provided:

The applicant/developer is strongly advised to plan for the installation of appropriate sprinkler system(s) for these premises. There are ten good reasons to install automatic sprinkler systems:

- In the UK, there has never been a fire death in a building with sprinklers
- Installation cost is minimal in a new build (approximately 2-5%)
- Maintenance costs are low and sprinkler systems are designed to last in excess of 50 years
- Fire damage can be reduced by 90% compared to a similar, unprotected building
- The chances of accidental discharge due to a manufacturing fault is 1 in 16,000,000 heads
- The likelihood of accidental damage causing a discharge is 1 in every 500,000 heads
- Installation of a sprinkler system may allow the relaxation of other passive fire safety measures
- Insurance costs may be significantly reduced
- Sprinklers will control a fire with significantly less water than full fire service intervention
- Greatly reduced business disruption due to a fire and improved recovery from it.

Informative 5: The developer/applicant is encouraged to contact Wessex Water to agree separate systems of drainage/ points of connection and rates of discharge as well as submit formal applications to connect under the Water Industry Act 1991.

Informative 6: The developer/applicant is asked to duly note that under the permission hereby granted, no consent is given for any adverts indicatively illustrated on various plan drawings. Separate subsequent advertisement consent would be required.

Informative 7: Tree surgeons undertaking works to trees should be aware that if at any time during the works to trees there is any evidence of bats found (the active bat season being from May to September inclusive), the tree surgeon should stop work immediately and contact the National Bat Helpline on 0845 1300 228 for further information. Bats are protected species as set out in the Conservation of Habitats and Species Regulations 2010 which came into effect on 1st April 2010. It is an offence to kill bats, disturb them or their roosts.

Informative 8: The surface water management scheme required by condition 17 must meet the following criteria:

a. Whilst submitting technical details and design calculations may help illustrate that surface water management can be achieved, there also needs to be a supporting formal strategy report which explains the technical information presented and can be readily understood by the non-technical reader. If the development comes forward in discreet phases, each phase will need to be supported by phase-specific documents.

b. Sufficient attenuation volume must be provided within the site to contain the surface water run-off from the developed site up to the critical 1 in a 100 event, including 30% allowance for climate change for the lifetime of the development. This uplift is required in addition to the nominal reduction in peak runoff. Drainage calculations must be included to demonstrate this (e.g. Windes or similar sewer modelling package calculations that include the necessary attenuation volume). Adequate attenuation arrangements should be provided from the outset of development ensuring that no uncontrolled surface water during events up to and including the design event is permitted from the site at any phase/stage of development.

c. Peak runoff from the site must not exceed the proposed 82.5l/s.

d. Attenuation areas must not be situated in areas at risk from flooding (i.e. fluvial, surface water, ground water etc.).

e. Exceedance flow occurs during short but very intense rain storms, or if system blockage occurs etc. The large volume of runoff generated from impermeable surfaces during such events may not all be captured by the drainage system and unless otherwise intercepted a proportion could flow uncontrolled onto land under other ownership or into a watercourse/floodplain. CIRIA good practice guide for designing for exceedance in urban drainage (C635) requires that the run-off from the site during the critical 1 in 100 year storm plus climate change allowance must not be permitted to flow uncontrolled from the site (unless

alternative arrangements have been made) and must not reach unsafe depths on site. For surcharge / flooding from the system (which is indicated by the preliminary calculations within the FRA), overland flood flow routes and "collection" areas on site (e.g. car parks, landscaping) must be shown on a drawing.

f. Where infiltration forms part of the proposed storm water system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.

g. The adoption and maintenance of the drainage system for the lifetime of the system must be addressed and clearly stated.

Informative 9: Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written Flood Defence Consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the River Biss, designated a 'main river'. The need for Flood Defence Consent is over and above the need for planning permission and may require significantly more detail including engineering details of all permanent works, temporary works details and method statements. To discuss the scope of the Environment Agency's controls and to obtain an application form, applicants/developers should contact Daniel Griffin on 01258 483351.

Informative 10: The applicant/developer should duly note that no consent has been granted for any signage as part of this planning submission. Separate advertisement consent application would need to be submitted with all the relevant detailed specification which the local planning authority shall duly consider.

48 **Urgent Items**

There were no urgent items.

(Duration of meeting: 3.00 - 3.45 pm)

The Officer who has produced these minutes is Will Oulton, of Democratic Services, direct line 01225 713935, e-mail william.oulton@wiltshire.gov.uk

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