

## STRATEGIC PLANNING COMMITTEE

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### **DRAFT MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 13 JULY 2016 AT COUNCIL CHAMBER - COUNTY HALL, TROWBRIDGE BA14 8JN.**

#### **Present:**

Cllr Andrew Davis (Chairman), Cllr Tony Trotman (Vice Chairman), Cllr Terry Chivers, Cllr Stewart Dobson, Cllr Charles Howard, Cllr David Jenkins, Cllr Christopher Newbury, Cllr Fred Westmoreland, Cllr Jerry Wickham (Substitute) and Cllr Magnus Macdonald (Substitute)

#### **Also Present:**

Cllr Toby Sturgis, Cllr Keith Humphries and Cllr Pip Ridout

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#### **46 Apologies for Absence**

Apologies were received from:

Cllr Trevor Carbin; Cllr Bridget Wayman, substituted by Cllr Jerry Wickham; and Cllr Glenis Ansell, substituted by Cllr Magnus MacDonald.

#### **47 Minutes of the Previous Meeting**

**Resolved:**

**To confirm and sign the minutes of the meeting held on 15 June 2016.**

#### **48 Declarations of Interest**

The Chairman noted that, with regard to application ref: 14/06562/FUL, he was a member of Warminster Town Council, and that, whilst a member of the Planning Committee of the Town Council, he had considered and voted on previous, separate applications on the site. He stated that he was no longer a member of the Planning Committee of the Town Council, and had not, therefore, considered application ref: 14/06562/FUL. As such, he was able to consider and vote on the item on the agenda.

49 **Chairman's Announcements**

The Chairman reminded members of the public that whilst they had the opportunity to make representations on the application under consideration today and to contact and lobby their local member and any other members of the planning committee before today's meeting, he would not allow any last minute lobbying of members once the debate has started, including the circulation of new information, written or photographic which had not been verified by the Council's planning officers. He respectfully asked Members and members of the public to please bear this in mind.

50 **Public Participation and Councillors' Questions**

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

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

51 **14/06562/FUL - Land to West of St Andrews Road, Warminster, BA12 8ES - Development of 203 Residential Dwellings, Open Space, Landscaping, Sustainable Urban Drainage, Vehicular and Pedestrian Accesses and Associated Infrastructure and Engineering Works including the Provision of a Foul Drainage Pumping Station**

**The following people spoke against the proposal:**

Alison Kjaer, Jeremy Stadward and Francis Morland

**The following people spoke in support of the proposal:**

Richard Watts; Brian Condon and Andy Cockett

Consideration was given to a report prepared by Kenny Green, Development Management Team Leader, that recommended the Committee approve the application subject to planning conditions; and sought Members to agree to defer and delegate the issuing of a decision to the Head of Development Management following the completion of s106 legal agreement to enshrine the obligations as outlined within paragraph 9.67 of the report.

The officer made a presentation in which he first publicly acknowledged the significant amount of work undertaken by Cllr Ridout and Cllr Humphries in terms of responding to local concerns and liaising with the case officer for the entire application process. The officer asked the committee to note that since

July 2014, there had been numerous meetings with officers and that the local Cllrs were kept fully informed throughout the process. Before commencing with the PowerPoint presentation, the case officer brought the committee's attention to agenda supplement 1 and revised comments provided by the Council's Public Rights of Way officer relating to the removal of the requirement for a secondary (adopted) footpath connection onto WARM6 (PRoW) located to the north of the site (in the NE part of the site). The officer recommended that, if the Committee were minded to approve the application, and seek the deletion of the secondary footpath which was no longer deemed necessary, they should instruct officers to request the submission of revised plans deleting the footpath. The officer also made specific reference to additional late public and consultee representations from the AONB officer which had been received since the publication of the report and after the production of the agenda supplement.

Members then had the opportunity to ask technical questions after which they received statements from members of the public as detailed above, expressing their views regarding the proposal.

Issues highlighted during the course of the presentation and discussion included: due reference to the (June 2016) endorsed WWUE masterplan, including the phasing plan and how the site relates to the town and the remainder of the WWUE strategic site allocation, the views of the highways officers, and the applicant's plans to mitigate traffic issues arising from construction were explained; a detailed summary was provided relating to drainage issues and an explanation was given as to how constraints had been addressed by the applicant through plan revisions and submission of an on-site drainage solution and strategy to manage surface water run-off; members were informed about extensive modelling work that had been undertaken which led to the key drainage consultees (the flood authority, the EA and Wessex Water) all confirming no objections. In addition, the range and type of dwellings and materials to be used were highlighted; and, specific mention was made to single storey dwellings being planned within and around the scheme to mitigate against overlooking/overbearing concerns in relation to existing properties; the support from the Housing Team was noted in terms of the spread of affordable housing on the site and the adopted road layout and issues relating to the local road network capacity were noted. The location of the site in relation to existing properties and how the boundaries would be treated was explained. Particular reference was made to the proposed landscape planting proposals within plots and public open space was made in addition to explaining the mitigating measures that would protect the AONB and Cley Hill; through the use of several plans and photographs, the topography of the site, land levels and the current mix of housing in the adjacent neighbourhood was clarified. Key consultee engagement and their recommendations were recorded including late commentary provided by the AONB officer. It was also confirmed that Historic England raised no objection regarding the impact on Cley Hill. The Council's conservation team raised no objection in terms of the development's impact on the nearby conservation area and listed buildings.

Members then heard the views of Cllrs Pip Ridout and Cllrs Keith Humphries, the local unitary ward Members, who addressed the concerns of local people, including the impact on traffic in the town, and commended the work of officers how had assisted them in seeking revisions to the original plans.

Cllr Christopher Newbury proposed, subsequently seconded by Cllr Terry Chivers, that consideration of the application be deferred to enable a site visit to take place.

Following a short debate, and having been put to the vote, the motion was not carried.

The meeting then returned to debate the application.

Cllr Christopher Newbury proposed, subsequently seconded by Cllr Tony Trotman that permission be granted as per the officer's recommendation, subject to the following amendments:

- That condition (2) be revised following the receipt of revised plans removing the secondary footpath connection with WARM6. Members delegated this matter to officers to secure; as well as,
- Instructing officers to undertake a site inspection of the site boundary trees and hedges for the purposes of imposing tree/hedge protection orders.

After a debate, and having been put to a vote, the Committee unanimously;

**Resolved:**

**To agree to approve this application subject to the following conditions and to defer and delegate the issuing of a decision to the Head of Development Management following the completion of s106 legal agreement to enshrine the obligations outlined within paragraph 9.67.**

- 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 contained within the plan list schedule drawing issue ref 31051/AC/TD dated 15 June 2016.**

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

**[Members to note: The above condition will be updated (with the plan schedule re-dated) following the submission of amended plans deleting the secondary footpath connection with WARM6].**

- 3. The development hereby approved shall be constructed in full accordance with the Construction Traffic Management Plan (CTMP) dated May 2015. Should the projected construction programme deviate away from the detail contained within the CTMP, an updated CTMP will require the written approval of the local planning authority prior to any commencement taking place on site. If the programme is to be revised during the construction phase(s), no deviation will be tolerated until the details have been approved in writing.**

**REASON: In order to ensure that the amenity of the local highway network is adequately protected as well as adopting measures to minimise disruption to local amenities.**

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- 4. The dwellings hereby approved shall achieve a level of energy performance at or equivalent to Level 4 of the Code for Sustainable Homes. Within 6 months of any dwelling being occupied evidence shall be submitted to and approved in writing by the local planning authority certifying that the stated level or its equivalent has been achieved.**

**REASON: To ensure that the objectives of sustainable development equal or equivalent to those set out within Wiltshire Core Strategy CP41 are achieved.**

- 5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no garage hereby approved which is required to satisfy on-plot parking standards shall be converted to ancillary habitable accommodation without first obtaining planning permission.**

**REASON: To safeguard the amenities and character of the area and in the interest of highway safety and to ensure there is adequate car parking provision.**

**NOTE: Future PD rights to convert garaging into additional ancillary habitable accommodation would still apply to plots that can accommodate the requisite parking provision on-site. This condition**

would only apply for plots/properties that rely on the garaging for off-street car parking.

6. That for the avoidance of any doubt, the land fronting plot 31 which is contiguous to the adoptable highway shall not be considered part of the residential curtilage, but instead it shall remain associated highway for the future purpose of delivering the strategic link road further to the north and Victoria Road.

**REASON:** To define the terms of this permission and to ensure the link road is not encumbered by any over land ownership dubiety or ransom strip conflict.

7. No construction works on the site shall take place outside the following hours: 07:30 to 18:00 Mondays to Fridays; and 08:00-13:00 on Saturdays or at any time on Sundays or Bank Holidays.

**REASON:** In the interests of protecting the amenity of nearby residential properties.

8. The development hereby approved shall be carried out in accordance with Redrow Homes' Acoustic Assessment and trickle vents detailed specifications.

**REASON:** In the interests of protecting residential amenity.

**Pre-Commencement Conditions:**

9. No development shall commence on site until a scheme of phasing the proposed landscaping, including the hedgerow boundary planting has been approved in writing by the Local Planning Authority. The landscaping shall be carried out in the first planting and seeding season following occupation of the related building(s) or the completion of the development, whichever is the sooner within that particular phase; any trees or plants which 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. The landscaping and hedgerow enhancement planting shall be implemented in full accordance with approved plan drawings R0323\_07F (The detailed Public Open Space Landscape Proposals) and R0323\_10E Sheets 1-3 (Detailed On-Plot Landscape Proposals).

**REASON:** This information is required to ensure that the phased development and proposed landscaping is undertaken in an acceptable manner.

10. No development hereby approved with the exception of ground

**works and vegetation clearance shall commence until a lighting strategy for the site has been submitted to and approved in writing by the local planning authority. The strategy shall:**

- a) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications, including a Lux plot) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places; and**
- b) Specify luminaires, heights and positions of fittings, direction and other features, e.g. cowls, louvres or baffles**

**All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.**

**REASON: To minimise light spillage into hedgerows and trees, to ensure no illumination of the bat roost and to maintain dark foraging and commuting corridors for bats, particularly along the northern boundary hedgerow.**

**11. No development (including vegetation clearance and preparatory ground works) hereby approved shall commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The content of the LEMP shall include, but not necessarily be limited to, the following information:**

- a) Full specification of habitats to be created and enhanced, including locally native species of local provenance and locally characteristic species**
- b) Description and evaluation of features to be managed; including location shown on a site map, including hedgerows, mature trees and wildflower meadow areas**
- c) Landscape and ecological trends and constraints on site that might influence management**
- d) Aims and objectives of management; including:**
  - The creation and management of 'hop-overs' at breaches through hedgerows for pedestrian/cycleway links;**
  - The provision of integral bat boxes and nest box provision for House sparrow, Starling, House martin and Swift across the site;**
  - Further details of wildflower meadow areas and species-rich rough grassland areas; and how will they be created;**
  - Hedgehog mitigation and enhancement measures, e.g. hedgehog boxes in suitable locations within hedgerows, specific habitat**

- creation, gaps under garden fences;
- e) Appropriate management options for achieving aims and objectives;
  - f) Prescriptions for management actions;
  - g) Preparation of a work schedule (including an annual work plan capable of being rolled forward over on a 5-year period basis; including bat roost inspections for tree surgery works to T1, T12 and T13 (if necessary) and mitigation for loss of high potential bat roosts;
  - h) On-going monitoring and remedial measures;
  - i) Timeframe for reviewing the plan
  - j) Details of how the aims and objectives of the LEMP will be communicated to the occupiers of the development and establishment of an on-site management company.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that the conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented. The LEMP shall be implemented in full in accordance with the approved details.

**REASON:** This information is required to ensure the long-term management of protected and priority habitats and other landscape and ecological features, and to maintain and enhance these habitats and features in perpetuity.

**NOTE:** This is a modified version of the model condition from section D.4.5 of the British Standard BS42020:2013 Biodiversity – Code of practice for planning and development. In c) above ‘trends and constraints’ refer to those circumstances that might influence long-term management of a site, for example, natural succession, recreational use, other types of disturbance relevant to the site, flooding, geology, soil, etc. In g) above the annual work plan period requires to be determined on a case by case basis in conjunction with the developer, their ecological consultant and the Council Ecologist. In most cases, 5- years may be appropriate, but up to 10 years may be necessary depending on the development and management requirements. It should be noted that this is a work programme for a specified number of years that must be reviewed at the end of that period and rolled forward in perpetuity. In j), it is appreciated that full details of the management company may not be available until after occupation, however, it would be desirable to obtain as many details as possible.

12. No tree surgery works shall commence until an inspection for roosting bats has been carried out by a professional, licensed ecologist. If bats are found, mitigation measures shall be submitted



to and approved in writing by the local planning authority.  
Mitigation shall be carried out in line with the approved measures.

**REASON:** To ensure roosting bats are fully considered before tree surgery works to trees with high potential for roosting bats.

13. No development hereby approved shall commence until an enhanced native planting scheme for the attenuation pond's immediate environs and the northern public open space, including species composition, origin, source, a timetabled planting scheme as well as its aftercare and maintenance, has been submitted to and approved in writing by the local planning authority. Once agreed in writing, the approved details shall be carried out in full within 12 months of the completion of the development hereby approved.

**REASON:** This information is required to ensure planting of the attenuation pond is carried out appropriately in line with Environment Agency guidelines to avoid the introduction of invasive, non-native species as well as further enhancing the public open space with more shrub and tree planting.

**NOTE:** The maintenance requirements as outlined by condition 9 would apply.

14. No development pursuant to the construction of the foul water pumping station hereby approved shall commence until the exact details of the "living wall" to be planted around the perimeter of the foul water pumping station compound has been submitted to and approved in writing by the local planning authority. Once approved in writing, the living wall planting shall be carried out in full within either 12 months following the completion of the development or following the bringing into use of the foul pumping station whichever is the earliest.

**REASON:** This information is required to ensure an appropriate planting scheme around the foul pumping station is agreed in the interests of good planning as well enhancing the public open space and landscaping proposals.

**NOTE:** The maintenance requirements as outlined by condition 9 would apply.

15. No development shall commence on site (including ground works and vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in

writing by the local planning authority. The CEMP shall include, but not necessarily be limited to, the following:

- a) Risk assessment of potentially damaging construction activities;
- b) Identification of 'biodiversity protection zones';
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements), including reptiles, badgers, nesting birds, great crested newts, hedgerows, bats, veteran willow trees;
- d) A dust suppression scheme to minimise windblown dust from affecting adjoining neighbouring properties. This scheme should cover all the phases of the construction site, including earth works, spoil heap storage, vehicle movements and cutting of materials;
- e) Exact details confirming the site compound, site operative parking, wheel washing, pollution control measures to be adopted and the projected phasing of development including the siting of the compound for the construction phases;
- f) The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset);
- g) The times during construction when specialists ecologists need to be present on site to oversee works;
- h) Responsible persons and lines of communication;
- i) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person(s);
- j) Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period;
- k) An Ecological Mitigation Plan to provide a visual representation of all required mitigation measures;
- l) On going monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

A report should be prepared by a professional ecologist / the Ecological Clerk of Works certifying that the required mitigation and/or compensation measures identified in the CEMP have been completed to their satisfaction, and detailing the results of site supervision and any necessary remedial works undertaken or required, shall be submitted to the Local Planning Authority for approval within 3 months of the date of substantial completion of the development or at the end of the next available planting season, whichever is the sooner. Any approved

remedial works shall subsequently be carried out under the strict supervision of a professional ecologist following that approval.

**REASON:** To ensure adequate protection, mitigation and compensation for protected species, priority species and priority habitats, to ensure that approved mitigation and compensation works are carried out and completed as approved and in line with current best practice guidelines, and to ensure adequate professional ecological expertise is available to assist those implementing the development to comply with statutory requirements, planning conditions and any relevant protected species licence, during construction.

16. No development hereby approved shall commence until a scheme for the discharge of surface water from the development (including surface water from access/driveways and roads/footpaths) incorporating sustainable urban drainage details together with permeability tests results to BRE365 detailed calculations for the infiltration pond which shall be designed to satisfy an appropriate factor of safety along with detailed specifications for the supporting impermeable wall and further details regarding embankment stability and flood routing measures to protect existing and future residents and flood risk prevention, has been submitted to and approved in writing by the local planning authority. None of the dwellings shall be first occupied until the surface water drainage systems including the underground tank(s), the attenuation pond, embankments and supporting impermeable wall have been fully constructed in accordance with the approved scheme.

**REASON:** This information/level of detail has not been submitted with the application and is considered necessary to define the terms of this permission and to ensure the surface water drainage / SuDS solution is acceptable to the lead local flood authority.

17. No development hereby approved shall commence until details of a temporary on-site looped access construction traffic route plan has been submitted to and approved in writing by the local planning authority. Following the written approval of such matters, the development shall proceed in accordance with the routing plan unless otherwise agreed by the local planning authority.

**REASON:** In order to secure a satisfactory construction access which allows for one way movement of construction traffic on each of the cul-de-sac arms of St Andrews Road, and to reduce construction traffic impacts along individual frontages.

18. For this phased development, no development hereby approved shall commence (as part of each phase) with the exception of site preparation and preparatory ground works, until details of the site

access junctions, connections to St Andrews Road, estate roads, traffic calming measures, cycle tracks, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture, including the timetable for provision of such works, have been submitted to and approved by the Local Planning Authority. In particular the details shall include vertical and horizontal details sufficient to ensure that a future connection to Victoria road can be effectively provided. The development shall not be first occupied until the estate roads, cycle tracks, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture have all been constructed and laid out in accordance with the approved details, unless an alternative timetable is agreed for the approved details.

**REASON:** To ensure that the roads are laid out and constructed in a satisfactory manner.

19. No works comprising the proposed pedestrian/cycleway link to connect with Folly Lane shall commence until full no-dig specification details and measures to be adopted to protect the adjacent tree/hedgerows above and below ground have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

**REASON:** The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner.

**Pre-Occupancy Conditions:**

20. Prior to the first occupation of the dwellings hereby approved, the foul water pumping station and its associated infrastructure including the off-site rising main must be completed and available to accommodate any connection, unless agreed in writing with the Local Planning Authority.

**REASON:** To ensure that proper provision is made for sewerage of the site and that the development does not increase the risk of sewer flooding to downstream properties.

**NOTE: Wessex Water have agreed the foul water drainage proposals with the practical connections still to be subject to a s98/s104 legal agreement under the Water Industry Act 1991.**

- 21. For this phased development, prior to the occupation of the dwellings (as part of each phase) the associated roads, including footpaths and turning spaces shall be fully constructed with a properly consolidated and surfaced footpath and carriageway to at least binder course level between the dwelling and existing adopted highway.**

**REASON: To ensure that the development is served by an adequate means of access.**

- 22. For this phased development, no dwellinghouse shall be occupied until upgrade details of the shared footway and cycle track between the site and Victoria Road have been submitted to and approved in writing by the local planning authority.**

**REASON: In the interests of promoting non-motorised sustainable modes of travel.**

- 23. For this phased development, no dwellinghouse shall be occupied (as part of each phase) until the parking spaces together with the access have been provided in accordance with the approved plan drawings**

**REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.**

- 24. For this phased development, no dwellinghouse shall be occupied until a public art scheme for the site and a timetable for its subsequent installation has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.**

**REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure the proposal complies with the relevant public art policies**

**NOTE: The applicants proposed promotion of a public art installation at the entry of the LEAP on site is encouraged and should further advice and guidance be required in terms of promoting local school and/or**

local artist involvement, contact should be made with Meril Morgan, the Council's arts officer.

25. For this phased development, prior to the occupation of Plots 31-41, the proposed bus route road (for future connection with Victoria Road) shall be provided in the north-west part of the site so as to allow adoption of the road to the site boundary.

**REASON:** In the interests of the proper planning for the area and to ensure that a link through to Victoria Road can be secured in line with Core Strategy objectives.

26. For this phased development, no dwellinghouse shall be occupied (as part of each phase) until cycle parking and storage facilities have been provided on site.

**REASON:** To ensure that satisfactory cycle storage is provided on site and to encourage non-motorised means of transport by future residents.

27. For this phased development, prior to the occupation of the dwellings on plots 52-72 and 95-114 (inclusive), the approved fencing as illustrated on plan drawing 15005.102 - the boundary treatment plan, shall be provided and maintained in perpetuity, although when necessary it may be replaced with similar fencing (for security and general repair and maintenance purposes), however it must be kept in the same position as notated on the approved plans.

**REASON:** To define the terms of the permission and to ensure that the associated properties listed above have fixed rear boundaries in place prior to their occupation and to protect the well-established boundary hedgerow and trees which define the rugby club and site boundary.

**NOTE:** Any garden extension further to the rear would require planning permission and it should be noted that the western and upper southern boundary hedgerow and trees have a significant landscape and ecological value; and, any future proposal that seeks consent to extend individual rear gardens at the expense of the boundary hedgerow and trees would require exceptional justification.

**Planning Informatives:**

1. The applicant/developer is advised that to satisfy the surface water management condition requirements, the Council expects the following detail to be submitted: 1. A clearly labelled drainage layout plan showing the pipe networks and the attenuation ponds and drainage storage tanks. This plan should show any pipe node

numbers referred to in the drainage calculations and the invert and cover levels of manholes. 2. A manhole schedule. 3. Model runs to demonstrate that the critical storm duration is being used. 4. Confirmation of the agreed discharge rate, with any flow control devices indicated on the plan with the rate of discharge stated. 5. Calculations showing the volume of attenuation provided, demonstrating how the system operates during a 1 in 100 critical duration storm event. If overland flooding occurs, a plan should also be submitted detailing the location of overland flow paths and the likely depths of flooding. A 30% allowance for climate change should be incorporated into the scheme in accordance with NPPF.

2. There must be no interruption to the surface water drainage system of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively. The surface water soakaways which require building warrant approval should be constructed in accordance with the BRE Digest No 365 or CIRIA Report 156 "Infiltration Drainage, Manual of Good Practice". Only clean, uncontaminated surface water should be discharged to soakaway.
3. To avoid disturbing nesting birds and breeding season, no works should take place to the site boundaries between March to July inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the Council Ecologists.
4. Bats are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). Please be advised that, if bats are discovered, all works should stop immediately and Natural Resources Wales (NRW) should be contacted for advice on any special precautions before continuing.
5. All hedgerows should be fully protected in line with the recommendations made in section F6.2 of the Ecology Chapter of the ES. Hedgerows should receive a minimal trim to remove sideways growth that may interfere with construction machinery rather than being completely cut back / coppiced. Further advice can be obtained from the Council's arboricultural and ecology

officers.

6. The developer/applicant is required to reach an agreement with Wessex Water with respect to finalising foul water and clean water connections.
7. The developer/applicant is advised to incorporate water efficiency measures into this scheme to provide resilience to some of the extremes of weather conditions that climate change brings. It benefits future residents by reducing water bills, and also benefits wider society by allowing more water to go round in times of shortage. The development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be promoted and implemented. An appropriate submitted scheme should include a water usage calculator showing how the development would not exceed a total (internal and external) usage level of 105 litres per person per day.
8. The developer/applicant is advised to ensure appropriate safeguards are fully implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover: - the use of plant and machinery - oils/chemicals and materials - wheel-washing and waste water disposal - the use and routing of heavy plant and vehicles - the location and form of work and storage areas and compounds - the control and removal of spoil and wastes. The applicant should refer to the Environment Agency's Pollution Prevention Guidelines at: <https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>
9. The developer/applicant is advised to follow the guidance from the Wiltshire Fire & Rescue Service in terms of precautionary measures to reduce the risks of fire and on-site measures to deal with an emergency. This advice is often in addition to building regulation requirements. Further guidance can be obtained regarding the on-site provision of fire hydrants and a water supply for the purposes of fire-fighting.
10. The developer/applicant should give due consideration to securing a covenant on dwellings with garden boundaries adjacent to the rugby club hedgerows to ensure that these hedgerows are retained in perpetuity.



The Chairman reminded the meeting that the next scheduled meeting of this Committee was due to be held on Wednesday 21 September 2016, at County Hall, Trowbridge, starting at 10.30am.

53 **Urgent Items**

There were no urgent items.

(Duration of meeting: 10.30 am - 12.36 pm)

The Officer who has produced these minutes is Roger Bishton, of Democratic & Members' Services, direct line 01225 713035, e-mail [roger.bishton@wiltshire.gov.uk](mailto:roger.bishton@wiltshire.gov.uk)

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