

## **STRATEGIC PLANNING COMMITTEE - ADDITIONAL INFORMATION**

**13<sup>th</sup> May 2015**

This is information that has been received since the committee report was written. This could include additional comments or representation, new information relating to the site, changes to plans etc.

### **Item 6 – 14/10556/FUL – Land at west side of B3092, Mapperton Hill, Mere, Warminster, BA12 6LH**

#### **Drainage**

Re-drafted drainage conditions, as recommended by the WC Drainage Engineer, as follows :

Condition 1 - No development shall commence on site until a scheme for the discharge of foul water from the site (including full detailed drawings of system and calculations using actual proposed residency numbers with location of soakaway system to be different from any stormwater system soakaway) has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development can be adequately drained

Condition 2 - The development shall not be first occupied until foul water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained

Condition 3 - No development shall commence on site until a scheme for the discharge of surface water from the whole site (including full detailed drawings of system, results of permeability testing at the soakaway location and calculations to support the drawings - location of soakaway system to be different from any foul water system soakaway), has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development can be adequately drained

Condition 4 - The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained

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### **Item 7 – 14/10457/FUL - Land Adjacent 89 Bath Road, Warminster, BA12 8PA**

#### **Gas Pipeline**

Members will have noted the undertaking in the report 14/10457/FUL, Land adjacent to 89 Bath Road Warminster, to provide an update in the event that a response was received from the utility provider on the matter of the gas pipeline traversing the western edge of the site.

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A response was received wherein the provider states:

“Wales & West Utilities have no objections to these proposals, however our apparatus may be at risk during construction works and should the planning application be approved then we require the promoter of these works to contact us directly to discuss our requirements in detail. Should diversion works be required these will be fully chargeable.”

In a “General Conditions” note it is further stated that: “The following methods of work shall not normally be permitted within the limits of distance indicated (relative to the established pipe position). Any variances must have consent from WWU before works commence on site: Mechanical Excavation 3m (1m for low pressure mains)”

In order to get further clarity on the layout proposals a follow-up query was made. The response was that, if the application is approved, there is a high chance that the pipe would have to be diverted, however this depends on how close the development would be and how deep any excavations. The utility company repeats that there is no objection, but that it must be borne in mind that the applicant would need to consult the company in the first instance. In response to a further query on costs, the advice was that this “...would depend (on) what kind of easements are in place regarding the land and our pipe. I have passed this onto our legal department who’ll advise me further.”

Further follow up with Wessex Water & Drainage Officer's comments.

Members will have noted that Wessex Water raised no objections and did not request a site re-layout in the initial response to Consultation. A follow-up query was however made and the response has now been altered. It has been established that the water pipeline is actually a Trunk Main facility with a clearance for development (unless agreed otherwise) of 6m, as opposed to 3m. Council's Drainage Officer has also provided additional comment on the Wessex Water revised response, to the effect that the likely options for the applicant in this new scenario would be to either amend the layout, or confirm that they would enter into a diversion agreement with Wessex Water, whilst noting that the cost of diverting the main, together with the solutions required for foul/storm drainage might make the site non-viable on cost grounds.

Submitted for member consideration in addition to the report content.

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