

Minutes of a meeting of the Planning Committee of Bingham Town Council,  
held in The Old Court House, Church Street, Bingham  
on Tuesday 19 December 2017 at 7:00pm

Present:

Councillors: A Shelton (Chair); R Bird; Jane Costello; K Vallance; S Hull (sub for S Orr)  
Officer: Clerk

Others Representatives:

On behalf of the Council, Councillors: J Stockwood; M Stockwood; G Williams; Jim Costello; F  
Purdue-Horan

On behalf of Barratt Homes: C Henson, Planning Manager; M Potter, Senior Engineer; R Galij,  
Planning Director

Member of the Public: 0

**1. TO RECEIVE APOLOGIES FOR ABSENCE & ACCEPTANCE**

Apologies were received from Councillor Orr with Councillor Hull stepping in to sub. The  
Committee accepted Councillor Orr's apology.

**2. DECLARATIONS OF INTEREST:**

Councillor Jane Costello declared a non-pecuniary interest in item 4 – planning application  
reference 17/02825/FUL and 17/02904/FUL as the residents of a neighbouring property are  
known by Councillor Jane Costello.

**3. MINUTES:**

The Minutes of the meeting held on the 21 November 2017, Folio 8755/8757 were taken as  
read, approved and signed by the Chairman as a correct record.

The Chairman then sought the approval of Committee members to bring forward item 6 –  
Correspondence so that the Committee could discuss with representatives from Barratt  
Homes the comments and questions submitted in response to planning application:  
17/02106/REM for the first phase of the development for 317 dwellings including social  
housing and open space on Chapel Lane, Bingham. Standing Orders were suspended and  
reinstated accordingly.

The minutes have been recorded in the agenda order published.

**4. PLANNING APPLICATIONS:**

The Committee considered the following applications:

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PLAN REF.	ADDRESS	DETAILS	BINGHAM T.C. DECISION
17/02824/FUL	4 Wiverton Road, Bingham, NG13 8EX	Extension to front and side of existing bungalow	No objection but with a question in relation to off-road parking provision
17/02683/FUL	4 Willow Road, Bingham, NG13 8DJ	Single storey side and rear extensions, garage conversion and new front porch	No objection
17/02825/FUL	Land north of 11 Tithby Road and west of 2 The Banks, Bingham	Demolition of pedestrian gate and subdivision of land to build a new single storey residence with new vehicular access and onsite parking	No objection – for both applications
17/02904/FUL	Land north of 11 Tithby Road and west of 2 The Banks, Bingham	Application for relevant demolition of pedestrian access gate piers to facilitate new dwelling	

**5. PLANNING DECISIONS:**

The Chairman took the Notifications of Planning Decisions, below, as read.

PLAN. REF.	ADDRESS	DETAILS	RUSHCLIFFE B.C DECISION
17/02283/FUL	9 Pinfold, Bingham NG13 8ER	Addition of pitched roof to single storey elements, enlargement of rear bedroom window	Grant permission

**6. TO CONSIDER ANY CORRESPONDENCE RECEIVED**

Barratt Homes and the Planning Committee used the comments and questions previously raised as a basis for the discussion with the following clarifications determined:

- A new primary school is included in the development of the entire site. The new primary school is planned to come on stream when 100 dwellings are occupied in Phase 1, this is expected to be toward the end of 2019. In the interim Barratt Homes is making an education contribution to Nottinghamshire County Council in order that Carnarvon Primary School can accommodate the additional pupils.

The Committee voiced their concerns over the difficult situation that Carnarvon Primary School is faced with as the school is at full capacity. The existing road network in the area is struggling to cope with the amount of vehicles dropping off pupils at the school with two assaults being made to a parking supervisor. Barratt Homes pointed out that this was not their problem to solve as provision will have been made by Nottinghamshire County Council as part of their statutory duties when outline planning permission was originally granted. It was acknowledged that in the interim an increase in journeys to the school would compound existing issues.

The new primary school cannot come on stream any earlier as currently it is located on a flood plain with work scheduled to the Car Dyke before the land can be used.

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- Barratt Homes is making a contribution to Toot Hill School to accommodate the additional pupils.
- There will be a 2m wide multi-use path completed prior to the dwellings being occupied.
- Barratt Homes stressed that this is a long term relationship with Bingham as they will be involved for 7 to 8 years along with David Wilson Homes (who are part of the same group). There is no suggestion of any land swaps with other house building companies. Updated plans for phase I have recently been submitted to Rushcliffe Borough Council. 200 dwellings will be allocated for social housing which falls just short of 20%; there will be 60 dwellings in phase I. Work on phase I is expected to commence in spring 2018. There will be no visual differential between privately owned houses and social housing (known as tenure blind). The plans indicate that they will be scattered (known as pepper potting) across the development. However, Registered Social Landlords often prefer to see social housing all in one area. So need to be mindful there are differing schools of thought. No bungalows are planned across this phase of the development which appears at odds with the popularity and demand for bungalows in Bingham.
- Barratt Homes is also making a contribution toward increased health provision at the Medical Centre of 2 additional consulting rooms.
- Electrical charging points for cars will be standard for dwellings across the entire development as will access to super-fast broadband via fibre optic cable.
- The provision for the play area and area for movement is a set defined amount which it meets. The paths on the updated plans have been brought into alignment.
- The attenuation ponds will be dry unless in extreme conditions with the banks shallowed out. They will not be fenced off. Headwalls (drainage outlets) will be covered over for protections and safety.
- Under section 106 agreement, provision has been made for a community centre in phase II. Has a vision for the community centre been defined? A number of parameters have been set but no further details were to hand at this meeting. Potential to be further investigated by the Town Council.
- There will be a management company across the entire site.
- Barratt Homes sought guidance that there was no formal objection to the Reserved Matters planning application. Barratt Homes anticipate that the Reserved Matters application will be delegated to Planning Officers although the Ward Councillor has objected. That Barratt Homes could confirm that they had been in dialogue with the Town Council and would continue to be in dialogue. The Town Council was satisfied with this understanding.

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The meeting closed at 7.54pm

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CHAIRMAN

Date: .....