

Minutes of a meeting of the Planning Committee of Bingham Town Council,
held in The Old Court House, Church Street, Bingham
on Tuesday 10 July 2018 at 7:00pm

Present:

Councillors: Jane Costello, F Purdue-Horan, A Shelton, P Moskwa, M Stockwood, K Vallance, G Williams and S Hull (substitute for G Davidson)

Also in attendance: Councillors: R Bird, J Best and Jim Costello

Officer: Jo Riddle (Deputy Clerk) and Paula Sadler (Administrative Assistant)

Members of the Public: 6 and 2 representatives from Barratt Homes

1. TO RECEIVE APOLOGIES FOR ABSENCE & ACCEPTANCE

An apology for absence was received and accepted from Councillor G Davidson due to illness.

2. DECLARATIONS OF INTEREST

Councillors S Hull and A Shelton declared an interest in planning ref.18/01376/FUL, 1 Fairfield Street, Bingham

3. MINUTES:

The minutes of the meeting held on the 12 June 2018, Folio 8993-8997, were taken as read, approved and signed by the Chairman as a correct record.

The Committee agreed to move forward item 6a and suspended Standing Orders so the representatives from Barratt Homes could speak, before then moving to item 4. The minutes are recorded in agenda order.

4. PLANNING APPLICATIONS RECEIVED FROM RBC

The Committee considered the following applications:

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PLAN. REF.	ADDRESS	DETAILS	BINGHAM T.C. DECISION
18/01314/FUL	40 The Banks Bingham NG13 8BT	Two storey side extension, two storey rear extension including balcony and alterations to existing garden levels, raising of roof to create first floor accommodation, and two bay windows to front	No Objection with a comment that there is concern over the percentage increase in the size of the property.
18/01321/FUL	NatWest Bank 27 Market Place Bingham NG13 8JY	Proposed triple garage building with office space above	Object – over intensive and overbearing impact on the Long Acre residents. No disabled access to the first floor offices and no additional parking for the increase in offices.
18/01376/FUL	1 Fairfield Street Bingham	Two storey rear extension and internal alterations to provide additional office B1(A) accommodation with alternative A1 use of ground floor units, and alternative A2/B1 use of all units	No Objection

5. NOTIFICATIONS OF APPLICATION DECISIONS BY RBC

PLAN. REF.	ADDRESS	DETAILS	RUSHCLIFFE B.C. DECISION
18/00937/FUL	8 Dark Lane Bingham NG13 8BZ	Front and side extensions and increase roof height to create two first floor bedrooms and shower room with dormers to side	Application permitted (conditional)
18/01066/FUL	24 Nursery Road Bingham NG13 8EH	New front porch and entrance to east elevation	Application permitted (conditional)

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6. TO CONSIDER REPRESENTATION OR CORRESPONDENCE RECEIVED:

a) Barratt Homes update on Chapel Lane Development

Charlotte Henson, Planning Manager and Mark Rogers, Technical Engineer, from Barratt Homes updated the Committee on the Chapel Lane development:

The turn from the Old Fosse Way into phase I is expected to be completed for 26 July 2018.

Work on the culvert required as part of the improvements to the Car Dyke will commence 26 July, with road closures needed throughout the holidays. The work is expected to take 9 months but will cease over the winter months, re-commencing in Spring 2019.

The initial roads and sewers in phase 1, will be completed by September. Show houses for Barratt Homes and David Wilson Homes are expected to be open in November 2018.

Further tree and hedge removal is required for phase 1. This will take place after the nesting season as a tawny owl is sited in the trees.

The entire site will have 1050 units, 733 units in phase 2 which will comprise of 593 open and 140 affordable homes, including 14 bungalows.

There will be a further planning application in the coming weeks to vary condition 10 of section 73. There is no longer a requirement to have a permanent body of water next to phase 2. Smaller wet land areas will replace the original plans for a lake as Barratt Homes confirmed that there is no longer a requirement to dig as extensively as previously thought. Soil can be used from across the site to raise the ground levels sufficiently, therefore, there is no call for additional soil excavated from the digging out of the lake. Barratt Homes consider the wet land amenity space will have a greater benefit from a biodiversity and ecological point of view.

The site will have a new roundabout on Chapel Lane and Barratt Homes welcome ideas from the local community and the Town Council regarding ideas for a permanent installation on the roundabout, subject to highways approval.

The following observations were made by Councillors:

The change to a wet land will be financially beneficial to Barratt Homes as they no longer need to excavate as extensively however, this is not what the Town Council had been promised. A lake and country park are expected by the residents of Bingham and this change is a benefit to Barratts not the community of Bingham.

It was confirmed that Barratt Homes had made Rushcliffe Borough Council aware of this change but the variation has not come through for consideration to the Town Council, as a consultee.

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With reference to the open, unequipped area of amenity land on phase 1, trees were shown on the plan planted within this area. It was requested that consideration be given to planting along the Old Fosse Way side, keeping the central area open to allow ball games and space to play.

A query regarding access to the employment land was raised, whether the only access will be from Old Fosse Way and not through the residential areas. It was confirmed that access will be limited to only from the Old Fosse Way.

The Committee requested progress reports from Barratt Homes ahead of future meetings as this would be beneficial to keep the Town Council and residents informed. Barratt Homes agreed to send periodic progress reports.

Barratt Homes were asked to confirm that the play area within phase 1 would be equipped, this was confirmed by Barratt Homes.

An update on the allotment provision was requested. Barratt Homes confirmed that they were not responsible for delivering this amenity but Crown Estates had negotiated with Rushcliffe Borough Council and written consent has been given.

As there were many variations to the plans, it was noted that a special meeting at Rushcliffe Borough Council to discuss the development changes would be encouraged.

Queries were raised about school provision, Barratt Homes stated when the 100th occupation on the site had taken place, the land will be handed over to Nottinghamshire County Council.

b) Update on Lidl – 2 exit lanes

The Committee was updated that the original planning application for the Lidl development allowed for one exit lane. A subsequent planning application was granted for a second exit lane but there is no obligation for Lidl to carry out those changes. The Committee agreed that Officers should update Lidl over the future developments of Chapel Lane and the anticipated increase of footfall to the store. A second exit would ease the flow of vehicles from the site.

Meeting closed at: 7.53pm

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CHAIRMAN

Date: