Minutes of the meeting of the Planning Committee of Bingham Town Council
on Tuesday 25 August 2026 at 7.00pm
held in the Main Hall, Methodist Centre, Needham Street, Bingham

Present:

Councillors: A Shelton, T Wallace, N Mees, M Baulcombe, M Stockwood, W Stapleton, R Bird

Officers: J Riddle (Clerk), C Beecroft (Clerk's Assistant)

Members of Public: 131 Including Councillors N Jejna, I Shouler, H Brougham, G Williams and County Councillors S Pearson & N Clarke.

1. TO RECEIVE APOLOGIES FOR ABSENCE & ACCEPTANCE

An apology for absence was received and accepted from Councillor E Georgiou. Councillor R Bird was noted as a substitute.

2. DECLARATIONS OF INTEREST

The committee confirmed that the Town Council offices were a neighbouring property to 7 Church Street.

Councillor M Stockwood declared a non-pecuniary interest in application 26/01103/FUL, Toot Hill School as a neighbour. Councillor Stockwood did not take part in the discussions or vote on the item.

3. MINUTES

The minutes of the meeting held on 28 July 2026, Folios 10432 to 10433 were taken as read and approved and signed by the Chair as a correct record.

4. PLANNING APPLICATIONS RECEIVED FROM RBC

Standing orders were suspended at 7.05pm for three members of the public to address the committee in relation to application 26/01245/HYBRID. Standing orders were re-instated at 7.23pm.

Members of the public spoke about their concerns regarding the development of the employment land. Whilst residents confirmed that they were aware of the employment land for many years, the plans submitted were not what was expected for the Town. The concerns were not limited to but included; increase in traffic, including HGVs, the pollution and litter that would result from the site with vehicles parking between deliveries, noise impact to residential homes, hours of operations of 24hrs a day – 365 days a year, inaccuracy of the reports being based on assumptions that have since altered, height and scale of the buildings causing overshadowing, impact to the residential amenity, the impact to the skyline, the uplift in traffic in an area already congested and within close vicinity of the low railway bridge, the comparison to the situation in Astley under Wigan Council, the planned bunding to protect residential home needing to increased, flood concerns for both sides of the railway track and inadequate information on the drainage plans for the site.

PLAN. REF.	ADDRESS	DETAILS	BTC DECISION
26/01245/HYBRID	Land West of Chapel Lane, Bingham	Hybrid application comprising full application for access and infrastructure works including provision of part of internal estate road, landscaping details on part of employment site and initial drainage works. Outline application with all matters other than access reserved for erection of employment buildings (use class e(g)(i, ii & iii), b2, b8) service yard areas and associated works.	Objection

Objection on the following grounds:

1. **Highways Concerns**
   The increase in activity and traffic generated by the proposed employment development, including employee vehicles, HGVs, servicing and delivery movements, has the potential to cause a detrimental impact on the residential amenities of occupiers of adjoining and neighbouring properties and the application has not adequately demonstrated that the cumulative effects of this increased activity will avoid significant adverse effects on residential amenity. This is contrary to DP3: Key principles for well-designed places of the National Planning Policy Framework and to Policy 1 Development Requirements of the Local Plan Part 2: Land and Planning Policies.
   The Council agreed with residents that there are safety concerns for pedestrians and cyclists due to the increase in activity and traffic and that this would also add to existing congestion on Chapel Lane and put further pressure on the B692 and A46 junctions.
   The Council agreed with the response from National Highways that the trip generation exercise should adopt the trip rates for 02/D Industrial estate rather than 02/C which refers to a single industrial building by one organisation.
   As discussions are ongoing between the applicant and the Local Highway Authority with regards to how public transport access to the site can be enhanced this proposal should not be approved until these discussions are complete. This is to comply with the requirements of Policy 14 Managing Travel Demand and Policy 15: Transport Infrastructure Priorities of the Local Plan Part 1.
2. **Noise/Light/Air Quality Concerns**
   The council agreed with residents regarding their concerns around artificial lighting, air pollution and increased noise including from HGV activity, from loading bay operations and from industrial plant machinery. This is both during construction and the long-term use of the proposal particularly given the potential for 24 hour operation of the site. The relevant policies relating to this include; Policy 1 Development Requirements, Policy 15 Employment Development, Policy 40 Pollution and Land, and Policy 41 Air Quality of the Local Plan Part 2: Land and Planning Policies and P3: Living conditions and pollution of the National Planning Policy Framework. The Council did not support the accuracy of the submitted noise impact assessment as the assumptions used on building sizes were incorrect.
   The council agrees with the proposed conditions from the Environmental Health Officer relating to Noise and Nuisance, Air Quality and Lighting Scheme. The Council noted that an Environmental Impact Assessment had not been submitted and was classed as exempt. The Council considered that this should be required for the application and the IDP statement that it was exempt was considered incorrect.
3. **Scale/dominance**
   The scale and dominance of the buildings on the site are a major concern as they have potential ridge heights of 17.5m for buildings within the northern development plot and 21.5m in the southern plot. This would have a detrimental impact on adjacent residences and on the character of

Bingham as market town. Although the application proposes landscape bunding and structural planting intended to provide a green edge and visual screening, the effectiveness of this mitigation has not been adequately demonstrated in relation to the potential heights of the buildings. This is contrary to DP3: Key principles for well-designed places of the National Planning Policy Framework and Policy 1
Development Requirements of Local Plan Part 2: Land and Planning Policies. The plan for B2 and B8 use was not supported for the site due to the close proximity to residential homes and the cumulative impact this would have on residential amenity and highway safety concerns. The planned bunding is insufficient to all sides facing residential homes and should be increased.

4. **Land Use Compatibility**

The council understand that this land has been allocated as employment land, but the particular scale, type, intensity and operational characteristics now proposed with substantial HGV traffic and potentially extended hours is not compatible with over 1,000 nearby family homes. A scheme with lower height, and lower density buildings would deliver an employment scheme which is more sympathetic to the neighbouring properties and to the character of Bingham. The relevant policy relating to this includes; Policy 1 Development Requirements, Local Plan Part 2: Land and Planning Policies and DP3: Key principles for well-designed places of the National Planning Policy Framework.

5. **Flood Risk & Drainage**

Drainage and flood risks were raised as concerns and the Council agreed with the Nottinghamshire County Council Flood Risk Management Officer that there is insufficient surface water drainage information submitted and details should be provided so that the application can be assessed in accordance with F4: Assessing flood risk for decision-making, F7: Ensuring development is safe from flooding and F8: Sustainable drainage systems and watercourses of the National Planning Policy Framework.

26/01103/FUL	Toot Hill School The Banks Bingham NG13 8BL	Replacement of existing external lighting to the sports facility and athletics ground with new energy-efficient LED luminaires, including the removal of redundant fittings, bases, columns and installation of upgraded fixtures in the same and/or similar locations.	No Objection
26/01378/FUL	7 Church Street Bingham NG13 8AL	Repair and rebuilding of garden boundary wall, fronting highway	No Objection
26/01379/LBC	7 Church Street Bingham NG13 8AL	Repair and rebuilding of garden boundary wall, fronting highway	No Objection

5. PLANNING DECISIONS AND NOTIFICATIONS

The committee noted the following decisions:

PLAN. REF.	ADDRESS	DETAILS	RBC DECISION
26/00325/ADV	18 Market Place Bingham	Installation of permanent, non-illuminated, free standing signage within the grounds of 18 Market Place	GRANT CONSENT

26/00821/VAR	Land East And West Of Chapel Lane Bingham	Variation of Conditions 1 (Approved Plans) and 3 (Materials) for planning application 21/03060/REM to enable 13 plot substitutions and amend screen wall types to 16 plots from a full height screen wall to a brick pillar and fence detail.	APPROVE
26/01064/FUL	32 Gillotts Close, Bingham NG13 8GE.	Single storey flat roof extension and raised seating deck.	GRANT PLANNING
26/01061/FUL	3 Spinney Road Bingham NG13 8EW	Erection of first floor side extension above garage, alteration of lobby roof from mono-pitch roof to a flat roof to include a front over-hang, new high-level first floor window in existing east side elevation, alterations to fenestration, application of render	GRANT PLANNING PERMISSION
26/00290/FUL	Spring Farm Tithby Road Bingham	Proposed New Grain Store and Machinery Store	GRANT PLANNING PERMISSION

6. CORRESPONDENCE

The committee noted the following correspondence:

a) 25/01820/FUL - Notification of Appeal, 1 Newgate Street, Bingham, NG13 8FD

The meeting closed at 8.03 pm

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CHAIR

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