

Minutes of a meeting of the **Planning Committee of Bingham Town Council**, held in The Old Court House, Church Street, Bingham, on **Tuesday, 3rd January, 2017, at 7.00 p.m.**

PRESENT:

Councillor	K. Hayes-Heath - Chairman
"	A. Harvey
"	G. Davidson
"	Mrs. E. Hutchison
"	A. Shelton
"	Mrs. K. Vallance

ALSO IN ATTENDANCE:

Councillor	R. Bird
"	Mrs. J. Costello
"	Mrs. A. Langford
"	F. Purdue-Horan
"	Mrs. S. Hull

15 Members of the public

1.00 APOLOGIES FOR ABSENCE AND ACCEPTANCE:

Apologies for Absence and Acceptance were received and accepted from Councillors J. Stockwood and Mrs. T. Kerry.

2.00 DECLARATIONS OF INTEREST:

No Declarations of Interest.

3.00 MINUTES:

The Minutes of the meeting held on the 13th December, 2016, were approved and signed by the Chairman as a correct record.

4.00 MATTERS ARISING FROM THE MINUTES

No matters arising.

5.00 PLANNING DECISIONS:

The Chairman reported Notifications of Planning Decisions made by Rushcliffe Borough Council since the last meeting. (Appendix 'A').

Continued...../

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6.00 PLANNING APPLICATIONS:

The Chairman reported Notifications of Planning Applications which had been received since the last meeting (Appendix 'B').

Standing Orders were suspended to allow Members of the public to speak.

7.00 UNION STREET, BINGHAM – INITIAL CONSULTATION

Councillors noted the initial consultation for One Way Street and No Loading on Union Street, Bingham.

It was **AGREED** that the item will be added to the next meeting of the Full Council.

8.0 CORRESPONDENCE:

Councillors noted an email with reference to the submission of the Nottinghamshire Local Plan.

It was **AGREED** that the item will be added to the next meeting of the Full Council.

Members were also informed of an Advanced Roadworks notice for Kirk Hill/Chapel Lane on Saturday 28th January until Sunday 29th January 2017.

As there was no further business to transact, the meeting closed at 7.49 p.m.

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CHAIRMAN

Date:

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RUSHCLIFFE BOROUGH COUNCIL DECISIONS:-

PLAN. REF.	ADDRESS	DETAILS	R.B.C. DECISION
16/02403/FUL	2, Stanhope Way	First Floor side extension over existing garage; lean-to roof on existing single storey side extension	GRANT PERMISSION
16/02598/TPO	6, Wychwood Road	Thin & crown lift 2 x lime trees and 1 x maple tree, thin our silver birch; reduce silver birch by 20% and reduce dead wood; reduce willow tree by 30% and remove dead wood	GRANT PERMISSION
16/02562/FUL	1, Carr Road	Erection of 1 x boundary fence; retention of 1 x boundary fence	GRANT PERMISSION
16/02651/FUL	15, Newton Avenue	Construction of a new three bedroom dwelling within the curtilage/boundary of 15 Newton Avenue	REFUSE PERMISSION
16/02651/FUL	2, Newton Avenue	Two storey extension to house and annex building in rear garden	GRANT PERMISSION

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PLANNING APPLICATIONS FOR CONSIDERATION:-

PLAN. REF.	ADDRESS	DETAILS	BINGHAM T.C. DECISION
<p>Standing Orders were suspended to allow members of the public to speak.</p> <p>16/02996/FUL</p>	<p>Nottinghamshire Constabulary Police Station, 18 Grantham Road.</p>	<p>Demolition of existing former police station and erection of a 66 bed residential care home.</p>	<p>Object to the current plans but have no objection to a care home with altered plans. A revisit to the plans is suggested based on Objections. (see below)</p>

Extract from letter sent to RBC outlining concerns and objections:

Overbearing / Overwhelming / Over intensive development

- The proposal building is of such a height as to be visually intrusive and detrimental to the visual amenity of nearby properties and would result in a highly unacceptable degree of overlooking from the third floor of the proposed building directly into the upper floors of existing properties on both the Grantham Road and Belvoir Vale Grove. This is a key factor in not allowing this application in its current form.
- A three storey development is both inappropriately over-intensive and for the plot size, and would be detrimental to the street scene as well as aesthetically out of character with the surrounding built environment. One only has to stand in the residents properties and look at the current view across Bingham and see how this would change beyond all comprehension. The houses opposite on Pinfold close would be subject to the same intense intrusion. The visual intrusion is a key factor in not allowing this application in its current form.

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- This development will have a significant detrimental effect on resident's properties under the current plans.
- An alternative proposal may be to reduce the building height to two stories and turn the entire building around so the entrance is facing Grantham Road.

Car Parking

- Current plans show 18 parking spaces, with a shift staff level of 15 people. This would subject the area to the potential of 30 staff vehicles during a shift change.
- We heard at our meeting that staff may not be allowed to park on site or may be requested to use other methods of transport to get to work. I would strongly suggest that planners don't fool themselves thinking that this will happen as evidence from other nursing homes has demonstrated that staff will clearly use their cars and if they cannot park at the care home then this will push many vehicles the volume out into the surrounding roads and as you maybe aware this is somethings that Bingham can ill afford. Again with only 18 spaces for such a development size, this would also push care home visitors out into the neighbouring streets causing congestion and dangers to all involved. As such this is another key factor in not allowing this application in its current form.
- Has there been a traffic survey? Has the Belvoir Vale Road been truly risk assessed? Do the Planning Authority and the Highways Authority understand the significant incline and massive risks in winter? This road is hardly if ever gritted, residents have to fulfil this activity on a yearly basis with little or no support from the local authority.
- If one takes into account the level of visiting transport in terms of both deliveries and visitors to the site, it is clear that there plans hold insufficient spaces or provision for either activity and therefore this is a key factor in not allowing this application in its current form.

Positioning and Access to Care Home

- The proposed entrance to the development is extremely narrow, dangerous, poorly sighted and inappropriate for the uses in question. As such is both dangerous and ill advised, and as such is a key factor in not allowing this application in its current form.
- On Tuesday, evening after the meeting, I visited the proposed development and the dangers and high level of potential risk of an accident (particularly if staff or visitors parking takes place on Belvoir Hill Grove) of the proposed entrance became manifestly clear and is a key factor in not allowing this application in its current form.

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- The entrance would be positioned on a significant bend in the Belvoir Vale Road and the road itself is on an exceptional incline. Imagine the situation in the winter months with residents driving down the steep hill and care home staff or visitors trying to turn into the entrance and the roads covered in snow and or ice, clearly many accidents waiting to happen.
- There is an excellent existing entrance which has been used throughout the lifetime of the Police Station and I can see no significant reason why this could not continue and overcome the "accident waiting to happen" position which is currently planned.

Light and Noise Pollution

- The current proposed position of the development has the heart of the care home entrance directly in line with many of the resident's properties.
- In terms of light pollution, the entrance, traffic area and visitors walkways I suspect will be well lit for care home safety reasons, this will cause direct light pollution into residents living rooms, bedrooms and gardens which can only be judged as extremely intrusive compared to their existing situation, Lighting from the many bedroom and ancillary rooms on the proposed third floor will shine directly into affected properties leading to intense light pollution and loss of privacy, particularly as a care home the lighting will be 24 hours both internal and external, and as such form a key factor in not allowing this application in its current form.
- On the topic of noise, the plans will have all the operational activities facing the resident's properties. Staff filling the bins and dropping the lids down, the bin emptying, car doors opening and shutting, lorry and van deliveries with associated noise, ambulances and their care activities with home residents, the list goes on and again all of this facing directly to existing residents homes, making the potential noise levels a key factor in not allowing this application in its current form.

Natural sunlight

- The current movement of the sun in the summer months would travel totally around the back if the care home in the existing plans, this would give a great warm position for the entrance road, main entrance and bin area and little to nothing for the secure garden area of the residents.
- Again, the people who live in the immediate area know these facts and voiced their observations regarding long-term wellbeing for the home residents. Why have a carpark "sun trap" and not the resident's secure garden area? This means the development proposal is back to front and would be better totally turned around.

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Consultation

- Some of those present, who live very close to the site, had not received any notification from RBC and given the size and intensity of the site, councillors expressed concern at the low level of consultation that had taken place.