

BENTHAM TOWN COUNCIL

Minutes of the Council Meeting held on Monday 2 July 2012, at 7.30 pm in the Town Hall

Present Cllrs Adams, Armstrong, Burton, Faichney, Hey, Hurtley, Marshall & Procter. Also DCllr Brockbank, the Clerk, Mrs Burton & 7 parishioners.

43. To Receive Apologies from members unable to attend
Cllrs Barnes, Brown, Handford, also CCllr Ireton

Cllr Armstrong had contacted the clerk to say that he may be delayed at work, but would arrive as soon as possible.

44. To Receive Declarations of Interest from members present
Cllr Adams declared a non pecuniary interest in items 50.1.5 and 50.1.6, planning applications 08/2012/12664 & 08/2012/12703, as a committee member of the Play Area and an employee in the Power Industry. Cllr Hurtley also declared a non pecuniary interest in item 50.1.1, planning application 08/2012/12530, as a neighbour to the site. Cllrs Marshall & Procter declared a pecuniary interest in item 50.1.3, planning application 08/2012/12618, as both are involved in other eating establishments in the town. The clerk also declared an interest in item 50.1.7, planning application 08/2012/12703.

45. To Receive Comment & Concerns

The Council was asked to contact Stagecoach about the state of the buses to Lancaster following the provision of 30 of the most modern buses for the Olympics. The route was now been served in part by the old B10 style buses which have no disabled access making it difficult for the elderly and those with pushchairs. It was agreed that the clerk should write expressing the Councils concern.

A meeting about the future of the lantern procession and bonfire was being held later in the evening. The Council agreed that it would support any effort to resurrect the event, but that any monetary contribution may be difficult due to its rules regarding grant applications limiting the amount that can be paid at other times of the year. It was noted that the poor attendance at the 2011 bonfire meant that there are potentially insufficient funds to run the event in 2012.

The Council was asked to remove the Market sign from the entrance of Cleveland Square now that there are no stalls on a Wednesday.

46. To Confirm the minutes of the previous meeting

RESOLVED: That the minutes of the meeting on 28 May be signed

47. To Receive the Clerks Report (for information only) – see end of these minutes

The clerk remarked that a further planning decision had been received since the report had been published. She also informed the Council that the Cemetery Drainage project phases 1 & 2 had been completed.

48. To Receive the Police Report & allow members to ask questions for information

PC McClurg told the meeting that there had been 15 reports to the police since 1 June, which included 5 crimes. There had been two at one of the children's homes, a tax disc had been stolen on Bargh's Meadow, a strimmer had been taken from a van on the B6480 and a car had been scratched. Several parking tickets had been issued on Main Street. Outside the Bentham beat there had also been two break ins in Ingleton on the same day, one of which had been witnessed and a good e-fit of the perpetrator had been produced. There had also been several break-ins to caravans on Greenwood Lea.

49. To Receive Reports from CCllr & DCllrs (for information only)

DCllr Brockbank had attended the planning committee that afternoon and announced that the Gypsy site at Waterside Potteries had received a further 3 years temporary planning consent. The Community Rail Partnership to which she had been appointed by Craven is trying to get the Heysham – Leeds line designated a community line, which would come with government money to improve the stations, including Bentham

50. Planning

- 50.1. To Consider and Comment upon New Applications

- 50.1.1.08/2012/12530 Retention of building for use as ancillary accommodation & storage at West End Barn, Greenhead, Cross Lane, Low Bentham.

Cllr Hurtley declared a non pecuniary interest

RESOLVED: That the Council had no objections to this application

- 50.1.2.08/2012/12591 Replacement of 3 wooden windows with wooden windows (like for like) including double glazed units at 4 Bentham Old Hall Cottages, Duke Street, High Bentham.

RESOLVED: That the Council had no objections to this application

(Cllr Armstrong arrived at this point)

- 50.1.3.08/2012/12618 Change of use from A1 (shops) to A3 (restaurants & cafes) at Nuffin 2 Wear, 19 Main Street, High Bentham

Cllrs Marshall & Procter declared a pecuniary interest and left the room.

Letters of objection were received from 3 residents citing problems with parking, storage of waste, lack of toilets and potential noise at night in a residential area. Comments were also made about the lack of kitchens and toilets in

the property. The Council also considered Craven Retail Policy R3, which resists change of use of ground floor retail space in principle retailing centres (of which Bentham is one), and commented on the fact that there is already one vacant restaurant on the Main Street, plus a further two on the market.

RESOLVED: That the Council recommend refusal of this application based on Retail Policy R3 resisting change of use in retail areas, and the fact that other more suitable properties are available in the town.

- 50.1.4.08/2012/12633 Change of use of former church to dwelling at Methodist Church, Burton Road, Low Bentham

RESOLVED: That the Council had no objections to this application

- 50.1.5.08/2012/12664 Addition of a single CCTV pole & storage equipment to newly refurbished play area off Goodenber Road, at Wesley Way, High Bentham.

Cllr Adams declared a non pecuniary interest

RESOLVED: That the Council had no objections to this application

- 50.1.6.08/2012/12680 Erection of a small scale wind turbine to generate electricity (hub height 12.3m & 5.5m diameter turbine blades) at Waterscales Farm, Greystone Gill Lane, High Bentham

Cllr Adams declared a non pecuniary interest

RESOLVED: That the Council had no objections to this application

- 50.1.7.08/2012/12703 Opening alterations & additional roof lights to rear at Brockbank, Slaidburn Road, High Bentham

RESOLVED: That the Council had no objections to this application

50.2. To Receive Planning Decisions

- If any (see Clerks Report)

50.3. To Receive Correspondence on Planning Issues

- 50.3.1. To consider agreeing the Bentham Parish Profile produced by Craven Planners (paper 2012/07)

A further list of corrections were provided to be passed to the Planning Policy Team. The Council agreed that it would be sensible to work closely with Stephen Brown over this, if Bentham was going to produce a Neighbourhood Plan in the near future which, based on comments in the following items, seemed sensible. It was also agreed that Craven should be asked for the sources for the information contained in the Parish Profile to be provided to the Council as part of the evidence base for a Neighbourhood Plan.

RESOLVED: That the identified corrections be sent to the Planning Policy team for inclusion in the Parish Profile

RESOLVED: That Stephen Brown be contacted regarding a potential Neighbourhood Plan for Bentham, and asked to supply the information sources for the required evidence base.

- 50.3.2. To receive a response regarding the request to support EDM 2824, for Town & Parish Councils to have the right to appeal planning decisions – received

Bob Neill MP, Parliamentary Under Secretary of State DCLG, states that, as each council should have a local plan against which planning applications are decided, an appeals system would be pointless.

- 50.3.3. To receive a response regarding the delay in the making of regulations for Town & Parish Councils in the Sustainable Communities Act Amendment Act 2010 – received

These regulations will be made in ‘the coming weeks’.

- 50.3.4. If any (see Clerks Report)

51. Highways Matters

- 51.1. To receive updated information and comments about the revised highways proposals for the new Primary School – received

It was noted that this will be discussed at the Area Committee on 23 August

- 51.2. To note information regarding the repair of the Bentham signpost at Egerton Crossroads – noted

After some 3 years the signpost should be replaced shortly.

- 51.3. To note information about the repair of Mewith Lane

Following a complaint about the quality of the repair NYCC have told the contractor to reinstate it at his own expense. It was agreed that more complaints should be made in the future when work is sub-standard.

- 51.4. To Consider and Note Highway Matters for Information

Some repairs have been done on Robin Lane but are of a poor quality and will not last. The repairs on Springfield near Pye Busk have started to wash out with the recent bad weather and the road is full of gravel following last weeks flood. The craters on Slaidburn Road near the county boundary still have not been fixed

RESOLVED: That the problems with repairs on Robin Lane and Springfield and the large potholes on Slaidburn Road be reported to NYCC Highways again

52. To consider a request from the Chairman to alter the meeting dates of the September & November Council meetings

The Chairman was concerned that, due to work commitments he will potentially miss three meetings in a row (September, October & November) and that the Vice Chairman will also miss the September meeting. To avoid this he suggested moving the September and November meetings

RESOLVED: That the September meeting be held on 29 August and the November meeting be held on 29 October.

53. To adopt the NALC Model Code of Conduct in principle, subject to further amendment once the regulations are published in their entirety (paper 2012/09)

RESOLVED: That the Code is not adopted until the next meeting when the regulations should be available

- 53.1. For members to sign a new Declaration of Acceptance of Office in light of the new code

RESOLVED: That the new declaration of Acceptance of Office will be signed when the new code is adopted

- 53.2. For members to agree to complete a new form for the registration of interests as soon as one is available from Craven District Council

RESOLVED: That the new Registration of Interests form will be completed by members as soon as it is available

54. To consider a request for Friends of Bentham Library to be incorporated under Bentham Town Council and agree a way forward

As an unincorporated organisation the Friends is not a legal entity which could cause problems. If adopted by the Council this problem would be solved. The Friends would also benefit from the Council's experience of managing volunteers, could be covered by its insurance and also recover VAT as it would become part of the Council's business. Initial responses from the Council's insurers confirm that this would be possible, although details of the numbers and service provided by the volunteers would need to be supplied. It was also deemed prudent that at least 2 Cllrs should sit on the Friends committee to ensure that the Council was always represented at committee meetings. It was agreed that there were no objections to the incorporation of the Friends assuming that the insurance issues could be covered and that there were no other legal problems. The clerk was asked to contact the Council's insurers and Craven's legal department for clarification.

RESOLVED: That the Council agrees in principle to the Friends of Bentham Library being incorporated under the Council assuming that there are no legal or insurance ramifications

RESOLVED: That the clerk contact the Council's insurers and Craven's legal department regarding the incorporation of the Friends and report back to the next meeting.

55. To receive a report on Bentham's Jubilee Celebrations – received

Over 400 people had attended the lighting of the Council's beacon, and the town had been full on both the Saturday and the Monday with the My Last CARnival and the Flotilla. Pioneer Projects reported their satisfaction at the way things had gone. The Council asked that a letter of thanks be sent to Pioneer Projects for their work organising events over the weekend, and to Peter Herd for designing the beacon basket. The Cllrs present thanked Cllr Marshall for his efforts in organising the beacon. The clerk had already sent a letter of thanks to Mrs Thurnham for allowing the beacon to be lit on the moor.

RESOLVED: That letter of thanks be sent to Pioneer Projects and Peter Herd regarding their contributions to the Jubilee celebrations in Bentham

- 55.1. To receive a letter of thanks from Mrs Thurnham for the beacon lighting at the Big Stone - received

56. To note the minutes of the **Town Hall Marketing** meeting - noted

- 56.1. To agree to adopt the new booking form and standard terms & conditions of hire (upon agreement from the Council's insurers that the Council policy is sufficient for section 11)

RESOLVED: That the new booking form be adopted immediately, and the terms and conditions left until agreed by the insurers

57. To Confirm the Council's vote for Parish Representatives on the District Council's Standards Committee (Paper 2012/08)

RESOLVED: That the Council voted for Chatwin, Robinson, Rooze & Saward

The Council noted that Cllrs Chatwin, Hart, Robinson & Rooze were elected.

58. To Agree the Accounts for Payment

NYCC	120.00	British Gas	305.82
JBL Joinery	299.80	HB Plumbing & Heating	46.80
Craven District Council	98.00	Pica Print	15.00
Stannah Lift Services	152.71	HMRC	489.02
Mopps	192.00	R Green	482.98
Horton Landscaping	883.19	J Burton	1001.32
EOn	144.53	C Sinclair	131.25
WPS Insurance Brokers	10.00	W Dowbiggin	90.00
Aviva	337.63	Cartridge People	31.84
Yorkshire Internal Audit	290.00	Phone Co-Op	1.74
Thomas Fattorini	50.57	Orange	23.99

Harmony Business & Technology Ltd	15.30	Taylor's Environmental Groundworks	6960.00
Eon	234.74		

RESOLVED: That the accounts for payment are agreed

- 58.1. To consider signing up to Aviva for a further 3 years to receive a discount on the insurance premium
RESOLVED: That the Council sign up to Aviva for a further 3 years
- 58.2. To receive further information from Solarwall regarding the cost of cavity wall insulation at the Town Hall
 The provision of a cherry picker will be £372 inc VAT
RESOLVED: That Solarwall be asked to progress the provision of cavity wall insulation to the rear of the Town Hall.
- 58.3. To receive quotes for the provision of a sign at the Cemetery and agree a supplier
RESOLVED: That Red Hot Pixel be asked to produce the sign for the Cemetery at a cost of £26 +VAT
- 58.4. To consider a request from Bentham Christmas Lights to hold and use appropriately the remaining funds
RESOLVED: That the Christmas Light funds be held by the Council for the future provision of Christmas decorations in the town
- 58.5. To receive an update on the potential running costs of Bentham Public Toilets following the Portas Pilot bid. During the initial Portas bid an offer had been made by Cllr Handford to run the toilet block with other volunteers if it could be reopened. As a result Craven had provided the 2009 running costs to the Council, totalling some £3300 excluding insurance and provision for vandalism etc. It was agreed that this was not what had been meant in the original offer, and that the provision of toilets in the Town Hall was not only adequate, but considerably cheaper for the residents.
- 58.6. To receive acknowledgement from ENW regarding the agreed rent increase for Burton Road Substation - received
59. To consider items of Correspondence
- 59.1. To consider an offer from WPS, Insurance Brokers for a risk review service
RESOLVED: That the WPS risk review service is not relevant at the current time
- 59.2. To receive an invitation from Age Concern to attend their AGM on 6 July & agree a response
 It was noted that the date had now changed to 13 July. Cllr Hey agreed to attend
RESOLVED: That Cllr Hey attend the Age Concern AGM on 13 July
- 59.3. To consider a request from Shapely Does it for a letter of support
RESOLVED: That a letter of support be provided to Shapely Does It
- 59.4. To receive information from Clapham cum Newby Parish Council regarding superfast broadband and agree a response
RESOLVED: That DCllr Brockbank will respond regarding superfast broadband in Bentham
- 59.5. To note the receipt of information on Diamond Champions for 'older' volunteers - noted
- 59.6. To receive notification of Craven's consultation on its review of its Statement of Principles under the Gambling Act 2005 - received
- 59.7. To receive information about the Queen Elizabeth II Fields Challenge
 It was agreed that until the future of the Low Bentham School Playing Field became clearer nothing should be done about registering the Council's Playing Field
RESOLVED: That the Council's playing field should not be registered until the future of Low Bentham School Playing Field becomes clear
60. To Receive Reports from Councillors who represent the Council on other bodies (for information only)
 The recent Youth Café coffee morning had raised £320 and been a good PR exercise as many attendees had not been in the refurbished building before. The Dragons Den money is being utilised to provide a mural for the sports hall with help from a community artist. The project starts this week and will continue in the school holidays. There is also a joint venture with Yorkshire Housing this summer called the Dream Scheme where the children will work for and in the community.
61. Items for next meeting and minor items only
 The Chairman mentioned that Rev Dawson is coordinating some fund raising to pay for the War Memorial, and will be doing the Three Peaks. The Chairman is doing the Great North Run in September and will also raise funds for this cause. He suggested that the subject should be put on the next agenda.
 The clerk was asked to contact Network Rail about the hedges on Station Road which are impeding the pavement. It was agreed that emergency repairs should be made to the Community Youth building guttering following the problems encountered in the previous week and the damage done internally. The initial quote is circa £300.

There being no further business, the meeting was closed at 9.15pm

AGENDA ITEM 47)

CLERK' S REPORT TO BENTHAM TOWN COUNCIL, 2 July 2012

1. Planning Decisions Received Since Last Meeting

1.1. GRANTED

- 1.1.1. 08/2012/12436/12551 To build a sunroom extension to rear of Lane House Farm, Mewith
- 1.1.2. 08/2012/12528 Demolition of existing masonry garage and erection of new stone fronted larger garage, hobby room & stores (re submission of 08/2011/12195) at Cloudsbank, Mill Lane, Low Bentham
- 1.1.3. 08/2012/12584 Construction of stables & tackroom at Crow Trees, Mewith Lane, High Bentham
- 1.1.4. 08/2012/12627 Retention of existing structure & conversion to holiday let (resubmission 08/2012/12364) at Rose Bank, Gas House Lane, High Bentham.

1.2. REFUSED

- 1.2.1. none

2. Planning Correspondence

- 2.1. Joint Lancashire Framework Newsletter, Summer 2012

3. Information Regarding Items Discussed at last Council Meeting

- 3.1. Letter of complaint to Ian Swain sent 14 June
- 3.2. Solarwall contacted 11 June, see agenda item
- 3.3. Annual Return sent to External auditors 30 May
- 3.4. Mayoral Bar ordered 29 May – received 21 June
- 3.5. Drainage contractors notified of Council decision 29 May, work started

4. Items for Information – see information folder

- 4.1. NYCC Craven Area Committee, June 14 (and noticeboards)
- 4.2. Community Planning Workshops (and email & noticeboards)
- 4.3. Picture of the new Clapham / Bentham boundary marker at Mewith
- 4.4. Craven Events 2012.
- 4.5. North Craven Schools – Moving Forward, June 2012.
- 4.6. YLCA Annual Meeting 21/7, and Annual Review 2011/12

5. Items circulated by email

- 5.1. Diamond Volunteer nominations (also to Victoria Institute, Churches Together, Pioneer Projects & Bentham News)
- 5.2. Latest Weekly Rural News Digest, 6/6, 11/6, 18/6, 25/6, 2/7
- 5.3. Rural opportunities Bulletin, June 2012
- 5.4. North Yorkshire Now, June 2012
- 5.5. Looking Well News, 8 June
- 5.6. Northern Voice, June 2012
- 5.7. LASRUG newsletter, June 2012.
- 5.8. Regio Flash bulletins, 6/6, 15/6
- 5.9. Leader EBurst, 13 June
- 5.10. Craven Event – Reserve Forces & Cadets Association, October 9
- 5.11. SLCC Eletter, June 2012
- 5.12. Own Now – Art Activities for Dementia Sufferers, Mondays at Looking Well
- 5.13. YLCA training programme for July & August
- 5.14. Kirkwells Neighbourhood Planning News, June 2012
- 5.15. Craven Overview & Scrutiny Report 2011/12
- 5.16. Details of Walk 10 for Marie Curie, Saturday 4 August
- 5.17. Rural Insight Survey 2012 (reminder)
- 5.18. Various emails regarding the Allerton Waste Incinerator

6. Progress on Outstanding Matters

- 6.1. Extra payment for Low Bentham Substation received 15/6/12
- 6.2. Goodenber Play Area CCTV, agreement from Yorkshire Housing in principle – awaiting full proposal
- 6.3. Market valuation of Low Bentham School Field requested 13/2/12, chased 19/3/12, further information awaited
- 6.4. Model Hiring Agreement to be incorporated into Council booking forms
- 6.5. Hedgerow signs, still outstanding
- 6.6. Low Bentham Playing Field, pipes & cables map awaited
- 6.7. Quality Status – Statement of training intent to be considered