

## BENTHAM TOWN COUNCIL

### Minutes of the Council Meeting held on Monday 4 July 2011, at 7.30 pm in the Town Hall

Present Cllrs Adams, Barnes, Burton, Handford, Faichney, Marshall, Procter & Yaman. Also DCllr Brockbank & the Clerk, Mrs Burton & 4 parishioners.

41. To Receive Apologies from members unable to attend  
Apologies were received from Cllr Brown, Hey & Hurlley. Also from CCllr Ireton & DCllr Barrington
42. To Receive Declarations of Interest from members present  
Cllr Marshal declared personal and prejudicial interests in items 49.1.1 and 49.1.4, planning applications 08/2011/11609 and 08/2011/11743, as caravan park owner and shareholder respectively. Cllr Yaman also declared a personal & prejudicial interest in item 49.1.3, planning application 08/2011/11671, as Church Warden of St Johns. Cllr Barnes declared a personal interest in item 49.1.1, planning application 08/2011/11609 and Cllr Adams declared personal interests in items 49.1.6 and 56.4, planning application 08/2011/11779 and correspondence from Leiston Cum Sizewell Town Council.
43. To Receive Comment & Concerns  
A resident spoke on planning application 08/2011/11609. The current access to the field should not be there and is dangerous from both directions as sight lines are not good. The proposed development is out of keeping with the village and will not enhance it as there are no stores for prospective buyers to spend their money in. The area is prone to flooding at times and this should be taken into account.  
A second resident asked about dropped kerbs on junctions close to Furness Drive. It was pointed out that a considerable amount of work will be done on the road in this area when the school is built and that Highways are unlikely to do any remedial work at this time.
44. To Confirm the minutes of the previous meeting  
**RESOLVED: That the minutes of the meeting on 6 June be signed**
45. To Receive the Clerks Report (for information only) – see end of these minutes  
The clerk agreed to chase James Hall regarding a response to the Council's letter sent in May.
46. To Receive the Police Report & allow members to ask questions for information  
PC Yule attended. In the past month the police had been called out to 5 domestic incidents including one with an arrest for criminal damage. There had also been a report of aggressive door to door sales, 2 reports of criminal damage, 3 road traffic collisions, 7 reported thefts in the area, and 23 missing persons from the various care homes in Bentham.  
The Council agreed to write to the relevant authorities regarding the on going problems with children in these homes.
47. To Receive Reports from CCllr & DCllrs (for information only)  
DCllr Brockbank confirmed that she was now a member of the Craven Planning Committee. NYCC have agreed to continue to fund the existing library in Bentham, including the IT software and hardware and a Librarian for some hours each week. There is now a need for volunteers to come forward to help in maintaining the service. Anyone interested should contact DCllr Brockbank. She had also been informed by CCllr Ireton that the Connecting North Yorkshire project had received funding for the NYnet superfast broadband, which with match funding could total £25million, to install a county wide service by 2015. In order to declare a community interest there was a need for individuals and businesses to come forward and express their interest in the service.  
CCllr Ireton had sent information to the clerk which was read to the meeting. The planning application for the school was passed on 28 June, but planning officers had been delegated to negotiate above minimum requirements on highways issues following the concerns expressed by the Council and residents. The school will potentially open September 2013. CCllr Ireton also reminded Cllrs of the meeting with NYCC Highways regarding the B6480 on Thursday afternoon.
48. To Appoint Members to Committees & as Council Representatives for 2011/12 (paper 2011/07)
- Allotments - Cllrs Adams, Brown, Burton, Yaman & Handford
  - Buildings Maintenance - Cllrs Adams, Barnes, Faichney, Hurlley, Procter and Handford
  - Calendar Committee - Cllrs Burton, Faichney, Hey & Yaman, and Mr Brook
  - Finance Committee - Cllrs Adams, Barnes, Marshall, Hey & Handford
  - Open Spaces - Cllrs Adams, Brown, Faichney, Hurlley and Marshall
  - Tourist Information Committee - Cllrs Barnes, Brown, Burton, Marshall & Procter, plus Mrs Brook & Miss Dowbiggin &/or Mrs Sinclair
  - Town Hall Marketing (including the website) - Cllrs Burton, Hurlley, Procter, Yaman & Hey

#### Council Representatives on Other Bodies

|                           |                                  |
|---------------------------|----------------------------------|
| Joint Footpaths           | Cllr Handford                    |
| Playing Field Association | to be appointed for each meeting |
| Goodenber Road Play Area  | Cllr Adams                       |
| Railways                  | Cllr Adams                       |
| Police                    | Cllr Marshall                    |
| Aid In Sickness           | Cllr Adams                       |

|                     |                            |
|---------------------|----------------------------|
| Bentham Dev Trust & |                            |
| Community Transport | Cllr Burton                |
| Looking Well        | Cllr Barnes                |
| Youth Café          | Cllr Procter & Cllr Burton |
| Victoria Institute  | Cllr Barnes                |

**RESOLVED:** That Cllrs be appointed to committees and as representatives as listed above

48.1. To consider the status of the Council representative on the Development Trust Management Committee and agree a response

**RESOLVED:** That advice be sought from Craven District Council regarding the status of the Council representative

#### 49. Planning

49.1. To Consider and Comment upon New Applications

*Cllr Marshall requested that applications 11609 & 11743 were considered together as he had a prejudicial interest in both, and then left the room*

49.1.1.08/2011/11609 Change of use from fallow land to static caravan park to erect 21 static lodges for sale/rental on land to rear of The Punch Bowl Hotel, Low Bentham

The Council were concerned about the proposed access to the site, which whilst being moved slightly from the current gap in the wall still gives poor visibility towards the bridge and corner, particularly with the Council's current concerns with the B6480 between Low Bentham and the county boundary. The number and style of lodges proposed for the site are also of concern. The lodges were not felt to be in keeping with the village and to put 21 on the site was felt to be over development and of detriment to the surrounding area.

**RESOLVED:** That this application be recommended for refusal on the grounds of poor site lines for the proposed access, and over development not in keeping with the area

49.1.2.08/2011/11743 Soil strip existing paddock (leaving 10 metre buffer zone to preserve residential amenities of neighbouring property) Re surface with hardcore material (gritstone road scalping 20mm down to dust) as per adjoining parking area. Incorporate use of existing water drainage system, at Bentham Auction Mart, Bentham.

Comment was repeated that the Auction does need to address the problem of getting vehicles off the road and onto site more rapidly as the grid lock it causes on Bentham roads needs solving.

**RESOLVED:** That the Council had no objections to this application

*Cllr Marshall returned to the room*

49.1.3.08/2011/11671 To create a car park and recreation ground for the use of St John The Baptist Church, Low Bentham

*Cllr Yaman declared a prejudicial interest, read a statement and left the room.*

The Council were in agreement that, with the loss of use of the School car park, St John's does need a car park. It was however concerned about the proposed access of the B6480. Whilst noting that the walls would be lowered, it was pointed out that the hedges at the end of the wall are now 12-14 feet high and are growing in, which causes poor visibility and forces traffic more to the middle of the road. The current speed of the road since the removal of the white lines, the poor visibility and the potential age of some of those crossing were not a good combination for safety. The Council felt that remedial work should be done on the hedges, the 30mph zone should be moved back before the Toll Bar, better signage and some kind of assisted crossing mechanism should be included.

**RESOLVED:** That this application be recommended for refusal as it stands based on the dangerous nature of the B6480 at this point. That the 30mph zone be moved back and the hedges in the area be cut back and consideration be given to an assisted crossing mechanism before the application is passed

49.1.4.08/2011/11724 Retrospective application for 2 sheds & a green house at Greenhead Barn, Cross Lane, Low Bentham

**RESOLVED:** That the Council had no objections to this application

49.1.5.08/2011/11776 Extension of Existing attached garage to create living room & erection of detached double garage at Mearbeck Cottage, Tatham.

**RESOLVED:** That further information be obtained regarding the exact position of this property, although the Council has no objections to this application

49.1.6.08/2011/11779 Remove 4 trees and reduce height of another at 12 High Croft, High Bentham

**RESOLVED:** That the Council had no objections to this application, but agreed that TPO requirements should be observed.

49.2. To Receive Planning Decisions

- If any (see Clerks Report)

49.3. To Receive Correspondence on Planning Issues

- If any (see Clerks Report)

#### 50. Highways Matters

50.1. To receive further information regarding white lining & the B6480, and agree a response

This item had been slightly superseded by NYCC Highways agreement to come to a site meeting on Thursday 7 July at 3.30pm. The clerk thanked CCllr Ireton, in his absence, for his work to arrange this, and whilst noting

that the date and time was not ideal and would not suit all Cllrs the clerk commented that at least it would give the Council chance to air its views and make suggestions prior to the school taking up residence in the autumn and the current planning applications being assessed.

**RESOLVED:** That available Cllrs meet with NYCC Highways on Thursday 7 July at 3.30pm

- 50.2. To receive information from NYCC Highways regarding the Local Transport Plan 3 (to 2015/16) and the financial climate.

Following budget constraints and two bad winters funding will be concentrated on maintenance rather than improvement of the network. Over the next 4 years transport will see a 15% cut in budget meaning that requests for changes in the highways network will not be delivered in that timescale. Small scale repairs will be limited to safety issues only (i.e. bent signs, broken kerbs & verge overruns less likely to be addressed) but winter budgets will be protected. Road safety education & training are being significantly reduced. The use of consultants has been reduced and staffing structures are being reviewed

- 50.3. To receive the Civil Parking Enforcement Questionnaire and agree a response (paper 2011/11)

**RESOLVED:** That the Council send a corporate response, agreed at the meeting, highlighting areas it considers to be a problem

- 50.4. To receive a letter from a Goodenber Road resident regarding parking, and agree a response

A letter of complaint was read regarding parking on Goodenber Road and also the blocked gullies following the construction of Bargh's Meadow, with a request for residents parking. The Council agreed to ask NYCC Highways to arrange the gully cleaning. It noted that, in the absence of parking restrictions anyone can park on the highway and that, as a Town Council, it does not have powers to implement residents parking. The Council was also reminded that, when pay and display parking was under consideration both Craven & NYCC had rejected residents parking as inappropriate.

**RESOLVED:** That NYCC Highways be asked to clear the gullies.

**RESOLVED:** That a reply be sent to the resident regarding the constraints on residents parking.

- 50.5. To Consider and Note Highway Matters for Information

Several complaints had been received about parking outside Turners & the Black Bull and the clerk agreed to ask the police to monitor the situation. She also agreed to contact BT regarding the pairs of trainers over the wires at the bottom of Robin Lane

**RESOLVED:** That the police be asked to monitor illegal parking outside Turners and the Black Bull

**RESOLVED:** That BT be informed about the trainers hanging on the cables at the bottom of Robin Lane

51. To note the minutes of the Buildings Maintenance Committee meeting - noted

- 51.1. To agree the decoration of the rear windows of the Town Hall following the re-rendering at a cost of £350

**RESOLVED:** That the rear windows of the Town Hall be decorated

52. To note the minutes of the Calendar Committee meeting

- 52.1. To agree the dates of the May, June & August Council meetings in 2012 with regard to the bank holidays

**RESOLVED:** That the May 2012 council meeting be held on 2 May 2012

**RESOLVED:** That the June 2012 council meeting be held on 28 May 2012

**RESOLVED:** That the August 2012 council meeting be reconsidered after the next meeting

- 52.2. To consider the committee's proposal for a community purpose for the 2012 calendar monies

**RESOLVED:** That the 2012 calendar money be used to purchase Christmas Lights for the town

53. To consider the Churches Together Proposal for a War Memorial on School Hill and agree a response

The Council had no problems in principle to a new war memorial being placed on School Hill. It was not happy with the initial mock-up provided and asked for some proper designs to consider at the next meeting. The clerk agreed to check Craven's thoughts on the matter as they also own part of the area.

**RESOLVED:** That further war memorial designs be requested for the September meeting

**RESOLVED:** That the clerk consult with Craven regarding the principle of placing a new war memorial on School Hill.

54. To receive information about the Craven Street Cleansing Review and agree a response (paper 2011/08)

Council agreed that it wished to keep the service at the current level and agreed that the Chairman and clerk should formulate a response for agreement.

**RESOLVED:** That the chairman & clerk formulate a response seeking to maintain the current service level

55. To Agree the Accounts for Payment

- 55.1. For immediate payment

|                         |        |                       |         |
|-------------------------|--------|-----------------------|---------|
| WPS Insurance Brokers   | 10.00  | Viking Direct         | 62.20   |
| Zephyr                  | 66.90  | Stannards             | 120.00  |
| Craven District Council | 225.24 | Horton Landscaping    | 1032.80 |
| Mopps                   | 192.00 | Stannah Lift Services | 147.00  |
| EOn                     | 56.02  | NYCC                  | 120.00  |

|               |         |             |        |
|---------------|---------|-------------|--------|
| Aviva         | 298.07  | HMRC        | 553.22 |
| British Gas   | 101.26  | R Green     | 482.98 |
| Red Hot Pixel | 59.88   | J Burton    | 775.58 |
| Windsock Co   | 1370.40 | C Sinclair  | 131.25 |
| B Rothwell    | 325.00  | W Dowbiggin | 112.50 |
|               |         | Orange      | 47.98  |

55.2. For payment in August, before the next meeting

|                         |        |             |        |
|-------------------------|--------|-------------|--------|
| Craven District Council | 77.00  | R Green     | 482.98 |
| Mopps                   | 192.00 | J Burton    | 797.49 |
| EOn                     | 56.02  | C Sinclair  | 131.25 |
| Aviva                   | 298.07 | W Dowbiggin | 90.00  |
|                         |        | Orange      | 23.99  |

**RESOLVED: That the accounts for payment are agreed**

56. To consider items of Correspondence

56.1. To receive notification of the cessation of Mobile Library services, and agree a response if any

**RESOLVED: That no response is necessary**

56.2. To receive a letter regarding Craven's grass cutting tender, and agree a response

**RESOLVED: That Council is happy with its current grass cutting contract and no response is required**

56.3. To receive NALC legal briefing L04-11 regarding Councillors' Notification under the Data Protection Act 1998, and to decide if it is applicable to Bentham Town Councillors (paper 2011/09)

**RESOLVED: That due to the nature of Cllrs work in Bentham they do not need to register separately with the Information Commissioner**

56.4. To consider a request for support a proposal from Leiston Cum Sizewell Town Council pursuant to the Sustainable Communities Acts 2007 & 2010 requiring certain things of the applicants of major developments in relation to the Town Council & the town, and agree a response (paper 2011/10)

The proposal seeks new planning guidance to major developers so that as a matter of planning procedure they would attend a parish council meeting, if so required, to answer questions on the planning application; and, if requested, provide resources to the parish council to properly assess the application based on a professional critique of their evidence. Council agreed that these were sensible proposals as major developments provide a large amount of information in the form of reports which are of a technical nature and beyond the capacity of most normal people.

**RESOLVED: That the Council support Leiston Cum Sizewell's proposal requiring certain things of the applicants of major developments in relation to the council and the parish.**

57. To Receive Reports from Councillors who represent the Council on other bodies (for information only)

Cllr Barnes had attended the recent Looking Well / Pioneer Projects dinner in the Town Hall along with several international visitors

Cllr Adams mentioned that the Goodenber Play Area committee is meeting this week to discuss the proposed opening of the refurbished play area on 20 July

Cllr Procter said there would be a Youth Café committee meeting on Wednesday this week following Cllr Burton's reappointment as chairman

Cllr Yaman had attended the Age Concern AGM on 1 July as Council representative.

58. Items for next meeting and minor items only

The clerk reminded Cllrs that there would not be a normal meeting in August. A quick meeting may be held on Monday 15 August if there are any planning applications to consider or unexpected cheques to sign.

The chairman told the Council that Mary Bowker will be 100 years old in August and asked Cllrs to sign a card in recognition of the event.

Former Cllr Pat DeLa Haye has had a bad fall but is now on the road to recovery. Cllrs were asked to sign a Get Well card.

There being no further business, the meeting was closed at 9.47pm

**AGENDA ITEM 45)**

**CLERK'S REPORT TO BENTHAM TOWN COUNCIL, 4 July 2011.**

**1. Planning Decisions Received Since Last Meeting**

**1.1. GRANTED**

- 1.1.1. 08/2011/11495 Change of use from workshop to holiday cottage with alterations to windows & doors to suit at Near Sunny Bank Farm, Mewith Lane, Bentham
- 1.1.2. 08/2011/11547 Retention of agricultural workers caravan to be located on farming site at Ridding Lane Farm, Bentham
- 1.1.3. 08/2011/11550 Installation of portacabin at Recreation Field, Bentham Moor Road, Burton In Lonsdale

- 1.1.4. 08/2011/11567 New 2-bed Town House in garden off No10 Tweed Street, Bentham, as previous planning permission 08/2004/4955
- 1.1.5. 08/2011/11610 Erection of 4 detached properties on field north of Town Head Farm (Renewal of application 08/2007/7848) at Town Head Farm, Burton Road, Low Bentham.

## 1.2. REFUSED

- 1.2.1. none

## 2. Planning Correspondence

- 2.1. Notification of appeal – 08/2010/11133, Semi-detached dwellings at land adjacent to 4 Goodenber Road
- 2.2. Claughton Moor, 13 wind turbines – planning application refused on 6/6/11
- 2.3. Lancashire Development Framework, Minerals & Waste Development update, 13/6/11
- 2.4. NY/2010/0504/FUL Erection of New Primary School – to committee on 28 June 2011 – passed with conditions

## 3. Information Regarding Items Discussed at last Council Meeting

- 3.1. Police asked to monitor speed / parking around school & school informed 9/6/11
- 3.2. Network Rail asked to cut back hedges 8/6/11, 'in hand' 9/6/11, completed 16/6/11
- 3.3. Annual Return sent 9/6/11
- 3.4. Response to Future of Local Public Audit sent 9/6/11
- 3.5. Letter re Low Bentham School Playing Field sent 21/6/11

## 4. Items for Information – see information folder

- 4.1. LASRUG newsletter, June 2011
- 4.2. 'Going to Pot' – newspaper article on potholes & the state of the roads
- 4.3. Information Commission Register Entry confirmation
- 4.4. YLCA Joint Annual Meeting agenda 2011, minutes 2010 & annual review 2010/11
- 4.5. North Craven Schools – moving forwards, information on Middle School closures
- 4.6. Briefing on Choice based Letting from Yorkshire Housing
- 4.7. CDC request for proposals for management of Skipton Town Hall
- 4.8. Notification that Construction at 7 Robin Lane will commence 13 June for 26 weeks
- 4.9. Craven Area Committee meeting agenda, 7 July 2011
- 4.10. Special SLCC Branch Newsletter re potential reorganisation of SLCC & NALC
- 4.11. Informal Meeting with CDC O&S Committee re Community Transport Review, 13 July

## 5. Items circulated by email

- 5.1. Libraries report, circulated 7 June
- 5.2. Latest Weekly Rural News Digest, 7/6/11, 15/6/11, 22/6/11, 28/6/11, 4/7/11
- 5.3. CDC Community News, May 2011 & June 11
- 5.4. Sustainable Government Public Service Efficiency Updates, 9/6/11, 16/6/11
- 5.5. Historic Towns Forum, June Newsletter
- 5.6. RegioFlash, EU Policy News, 17/6/11, 23/6/11
- 5.7. British Transport Police Newsletter, July
- 5.8. Yorkshire Dales Leader E-Burst, June & Local Food Map Launch change of details
- 5.9. Notification from Craven that Settle Town hall is to be sold
- 5.10. SLCC Branch newsletter, June 2011

## 6. Progress on Outstanding Matters

- 6.1. Allotments planning, in discussion with Craven planning, committee to meet
- 6.2. Town Hall: Flagpole erected 18 June, scaffold for rendering erected 27 June
- 6.3. Hedgerow signs, still outstanding
- 6.4. Letter to James Hall sent 16/5/11 – response awaited
- 6.5. Hillside Lights given go ahead March 2011, repair awaited, rescheduled to end of July
- 6.6. Grasmere Drive Parking Charges, in hands of CDC – budget consideration
- 6.7. Green Communities & BEST meeting arranged held 18 November – notes awaited
- 6.8. Low Bentham Playing Field, pipes & cables map awaited
- 6.9. Quality Status – Statement of training intent to be considered
- 6.10. Legion Hut Lease – no response since 2009