

## BENTHAM TOWN COUNCIL

### Minutes of the Council Meeting held on Monday 7 February 2011, at 6.45 pm in the Town Hall

Present Cllrs Adams, Burton, Hurlley, Marshall, Procter & Yaman, DCllr Barrington & CCllr Ireton. Also the Clerk, Mrs Burton & 5 parishioners

The meeting started at 6.45pm with a discussion about the new affordable housing built on Bargh's Meadow. Mr Wyn Ashton and Mr Mike Houston from Yorkshire Housing attended the meeting to answer Cllrs questions. At the planning stage of the development Council had argued that too many 2-bed houses were being built, and this has proved to be the case with more families requiring 3-bed accommodation than available properties. It was explained Craven District Council (CDC) had gifted the land to Yorkshire Housing (YH) to build affordable housing. The need was defined by the housing needs survey from 2005 projected forward, and also to maximise the number of dwellings on the site. The need considered not only the waiting list but also the wider picture, and also needed to ensure that the project was economically viable to YH who needed to pay back the loans received to build the houses in the first place.

The confusion over moving in dates, first December now potentially but not definitely the end of February, has been unfortunate – particularly for those in privately rented accommodation. YH agreed that a confirmed date was needed as soon as possible and that all concerned needed to be notified quickly. They promised that greater flexibility would be given to those moving from private rented to ensure that families do not have to pay two lots of rent.

Allocation has been on a points based system, but with preference given to those with a Bentham connection which was stipulated on the land transfer. Once those locals had been allocated then those in the wider local area were considered and then finally those with no connection at all. All the allocations will be ultimately audited by CDC. The list closed 8 weeks before the initial expected completion date, i.e. October 2010.

The houses will be let on assured tenancies, but the tenancy agreement is rigid and residents must abide by it or they will be evicted. Houses are only allocated to those who have passed a home visit and if necessary further investigation to check their status, previous addresses etc. The properties must be maintained to a standard, and all properties are visited every 2 years, unless YH have concerns when they can be visited at 48 hours notice.

An assured tenancy means a house for life, but YH are looking to build properties for older people and incentivise moves out of larger houses. There are proposals to end assured tenancies in preference for shorter term arrangements but this will be down to the individual housing association if it comes into force.

The chairman thanked Mr Ashton & Mr Houston for attending, and started the meeting proper at 7.40pm

198. To Receive Apologies from members unable to attend  
DCllr Brockbank

199. To Receive Declarations of Interest from members present

Cllr Adams declared a personal interest in items 206.1.2, planning application 08/2010/11259, and item 207.3, naming the proposed caravan site in Low Bentham. Cllr Marshall also declared a personal interest in both these items, and a personal and prejudicial interest in item 206.1.3, planning for the new school. Cllr Adams also noted a personal interest in item 217.6, correspondence about the Claughton wind turbine project.

200. To Receive Comment & Concerns

A resident asked for confirmation of the name of the new development, which Council has been informed will be Bargh's Meadow. The clerk confirmed that the minutes would be available in the library and on the website the day after they were approved at a Council meeting, i.e. January's minutes would be available after the February meeting.

Another resident asked for the Council's support for planning application 08/2010/11259

201. To Present the Proceeds from the Calendar 2011 Sales to Representatives of Bentham Juniors Football Club

The chairman presented a cheque for £2252.82 to Mr Steve Thomas and Mr Neil Ferguson of Bentham Juniors.

Speaking afterwards Mr Thomas thanked the Council for the sum which would secure the future of the Club. He added that they were now getting over fifty under 12s on a regular basis and were becoming the club of choice for that age group in the area. The Council wished the Club all the luck for the future.

202. To Confirm the minutes of the previous meetings

**RESOLVED: That the minutes of the meeting on 3 January and the extra meeting for the school planning on 10 January, and the Precept Meeting be signed**

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

The clerk pointed out that planning application 08/2010/11246 had been approved, and also informed the Council that Mr Lee had responded to the letter of 24 January regarding the school planning process 'acknowledging receipt and noting the Council's views'.

204. To Receive the Police Report & allow members to ask questions for information – none present

DCllr Barrington read from a letter sent by the Chief Constable to the CEO of Craven District Council announcing changes in policing from 21 March. There will be 2 Safer Neighbourhood areas in Craven comprising Skipton

Town and the Rural Areas. The local Beat Team for Ingleton, Bentham & Clapham will be run by PCSO Jane Grace

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

DCllr Barrington confirmed that the pillar box in the Rose Garden is will be placed once the area has been surveyed for pipes and cables. The new site for the small post box on the Main Street is still under discussion.

The Library Read-In was mentioned in the Yorkshire Post, and there is some thought that there may be a stay of execution but this is not yet confirmed. Several members of the Library Action Group will attend the NYCC Area Committee to speak. There will be meetings in Bentham Town Hall on 9 February and 5 March regarding the North Craven Community Action Fund and another meeting on 28 February to discuss the Craven Budget cuts. (see clerks report)

CCllr Ireton congratulated the Council on the cheque presented to Bentham Juniors. Talking about the school planning process he said that Craven District Council had not supported the plans as the site was within the Green Wedge (a fact that the Council had raised in the initial planning application 3-years ago). The application will go to committee at the end of March. Turning to the closure of the Middle Schools he confirmed that the Area Committee had voted: 3 for, 2 against & 1 abstention, and that the final decision would be taken this month. Speaking on the proposed library closure he reminded Council that NYCC have duty, under the Museum & Libraries Act 1964 to provide free and accessible libraries and he asked whether a library at Settle was truly accessible. He added that if the library could not be saved then some form of partnership with NYCC must be agreed to ensure a continue service of some sort.

206. Planning

206.1. To Consider and Comment upon New Applications

206.1.1.08/2010/11246 Change of use from agricultural land to cemetery extension at Methodist Cemetery, Slaidburn Road, High Bentham – already approved (see clerks report)

206.1.2.08/2010/11259 Extension to approved scheme to convert existing stables to holiday accommodation. Resubmission of previously refused application 08/2010/10887 at Bull Copy, Tatterthorn Road, High Bentham

*Cllrs Adams & Marshall declared an interest and did not vote.* As before this application caused considerable discussion. It was pointed out that this area is outside the town's development envelope and that previously refused application is still in appeal. A proposal that the Council recommend the application for approval was defeated by 3 votes to 1.

**RESOLVED: That the Council recommend this application for refusal as it is further development outside the development envelope**

206.1.3. Erection of new primary school, third set of plans for site on Low Bentham Road.

*Cllr Marshall declared a prejudicial interest and left the room.* It was noted that the new plans included raising the roof of the sports hall to incorporate a full sized badminton court, but that the sports pitch at 2300m<sup>2</sup> was still under the required size and that no changes had been made to the road layout to improve safety.

**RESOLVED: That the Council has not changed it's opinion on the application and would still prefer to see greater provision for the dropping / picking up of children on the site**

206.1.4.08/2011/11332 Detached workshop & store at High Barn, Greystonegill, Bentham

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

206.2. To Receive Planning Decisions

If any (see Clerks Report)

206.3. To Receive Correspondence on Planning Issues

If any (see Clerks Report)

207. Highways Matters

207.1. To receive notification of the diversion of footpath 05.5/17, land adjacent to Wesley Close - received

207.2. To receive an update on drainage works on the B6480 at Wennington

There is some improvement following remedial works by LCC, but there is still a blocked gully / drain near the county boundary on the Lancashire side

**RESOLVED: That LCC be asked to look at the blocked drain on the county boundary**

207.3. To receive a request to comment on the proposed name for the proposed caravan site at Gate House, Low Bentham, and agree a response.

*Cllrs Adams & Marshall declared an interest.* As the site was originally the garden of Gate House the Council agreed that Toll Bar Gardens was appropriate

**RESOLVED: That Toll Bar Gardens be suggested as the name for the proposed caravan site at Low Bentham**

207.4. To receive further information on the Coach House Footpath, and agree action if any

Enquiries have suggested that the cottage is also owned by the Brewery, making them totally responsible for the footpath. The main problems are by the Mews which is definitely in Robinsons ownership.

**RESOLVED: That Robinsons' be asked to repair the Coach House Footpath**

207.5. To Consider and Note Highway Matters for Information - none

208. To consider the Final Proposals for the Community Governance Review 2010/11 (paper 2010/25), and agree a response

**RESOLVED:** That the proposals of 8 Cllrs for High Bentham and 3 for Low Bentham, and minor boundary changes be accepted

209. To consider a proposal to cancel the August Council Meeting

**RESOLVED:** That meeting on 1 August be cancelled, but a decision be made at the July meeting as to whether a short meeting on Thursday 11 August may be necessary

210. To note the minutes of the Open Spaces Meeting and consider increasing the cemetery Fees from 1 April.

The 2008 cemetery fees were considered and it was agreed that the new fees should be implemented from 1 April 2011.

	2008	2011
	£	£
SINGLE GRAVE(5FT)	220.00	250.00
DOUBLE GRAVE(7FT)	300.00	350.00
TRIPLE GRAVE (9FT)	440.00	550.00
REOPENING (7FT)	155.00	175.00
REOPENING (9FT)	220.00	250.00
HEADSTONE FEE	100.00	125.00
ADDITIONAL INSCRIPTION	30.00	37.00
ASHES	50.00	65.00
WALL PLAQUE	180.00	210.00

**RESOLVED:** That the proposed increased Cemetery fees implemented from 1 April 2011

211. To receive information on the Craven Market Town Improvement Programme and the Bentham Walkabout, and agree a response (paper 2010/26)

**RESOLVED:** That the clerk & chairman work through the proposals and formulate a response for approval

212. To receive a response regarding streetlights on Hillside Road and agree a response

The Council accepted that the provision of new street lights on Hillside Road will only happen if it pays 50% of the costs – some £1400. It agreed to do this if NYCC agree to adopt the lights ongoing

**RESOLVED:** That the Council will agree to pay towards the replacement of the street lights on Hillside Road if NYCC agree to adopt them ongoing

213. To receive an update on the Patient Participation Group – Cllr Procter - received

214. To receive an update on the Library Action Group – Cllr Yaman - received

214.1. To note the Public Meeting date of 14 February – noted

214.2. To consider NYCC's Budget & Consultation on Library Services and agree a response by 28 February 2011.

**RESOLVED:** That the response should be formulated after the public meeting

215. To receive a letter from the Post Office regarding the provision of a service in Low Bentham, and agree a response

The Council agreed that some service in the Victoria Institute was better than no service at all and felt that it was important to get Post Office services into Low Bentham as soon as possible. As to the proposed hours (Wednesday noon-2pm & Friday 9.30-11.30am) it felt these could potentially be altered once the service was available if necessary. The proposed access may need a small ramp for DDA compliance but it was sure this would be in hand. The proposed service emphasised the need for the small post box on Main Street to be maintained as the Rose Garden is a considerable distance from the Victoria Institute.

**RESOLVED:** That the Council strongly support the proposed provision of post office services in Low Bentham from the Victoria Institute

216. To Agree the Accounts for Payment

Craven District Council	78.00	EDF Energy	157.09
Mopps	576.00	HB Heating & Plumbing	60.00
EOn	56.02	Stannah Lift Services	147.00
Aviva	292.52	British Gas	2488.83
B & CE Armstrong	60.00	Cannon	14.21
Andrews	135.71	Tim Wheildon Heating Services	44.06
PRS for Music	240.89	R Green	482.09
Horton Landscaping	176.25	J Burton	846.74
Bentham Juniors FC	2252.82	Orange	23.99

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

216.1. To consider purchase of a cabinet for the Council's PA system

**RESOLVED:** That Cllr Adams find a suitable cabinet up to the value of £220 (ex VAT)

216.2.To consider sending the clerk on a free Energy Auditing course for old or listed buildings

**RESOLVED:** That the clerk should attend if she has time

217.To consider items of **Correspondence**

217.1.To receive a letter from Cllr Watson regarding the revision of Home to School & College Transport Policy

**RESOLVED:** That there is no need to invite Cllr Watson to speak to Council at the present time

217.2.To receive a request from the Royal British Legion to consider holding a 'Poppy Party' in June

**RESOLVED:** That the Town Hall Marketing committee be asked to consider holding a 'Poppy Party' in June

217.3.To consider the Recolight-CoBRA Scheme Partnership and the placement of a collection bin.

The Council agreed that this was a good idea but did not feel that there was enough room in the Town Hall foyer for another bin. It agreed to see if a receptacle could be placed with the other recycling bins in Grasmere Drive or Cleveland Square

**RESOLVED:** That the idea of a recycling bin for light bulbs is a good one, and that the possibility of placing one with the other bins on Grasmere Drive or in Cleveland Square be explored

217.4.To receive a letter from Craven regarding the 'Bikers Bash 2011'

The TEN will allow amplified music until midnight on the Friday and 12.30am on the Saturday, but after this the music must be switched off or legal action will be taken.

217.5.To receive information regarding the NY Strategic Housing Market Assessment survey in Bentham

All households in Bentham will be sent a form for completion.

217.6.To receive a letter about the Claughton Wind Farm - received

*Cllr Adams declared an interest*

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

Cllr Yaman announced that she had resigned from the Playing Fields Association due to pressure of work and therefore could not continue as Council representative

Cllr Burton asked to be replaced as Council representative on the Youth Café committee

Cllr Adams announced that the Goodenber Play Area will appoint a main contractor for the refurbishment very shortly.

219.Items for next meeting and minor items only

The Chairman read a letter from Cllr Wills resigning from Council after 10 years due to pressure of work. The Council thanked Cllr Wills for all his hard work during that time for Bentham and the chairman confirmed that he would be writing.

There being no further business, the meeting was closed at 9.30pm

## **AGENDA ITEM 203)**

### **CLERK' S REPORT TO BENTHAM TOWN COUNCIL, 7 February 2011.**

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

##### **1.1. GRANTED**

- 1.1.1. 08/2010/11023 Agricultural building to house dairy cattle at Ridding Lane Farm, Bentham
- 1.1.2. 08/2010/11047 Work on protected trees at 2 Low Croft, High Bentham
- 1.1.3. 08/2010/11060 Resubmission of 08/2010/10426 – demolition of detached church & construction of 2no semi-detached dwellings at Methodist Church, Burton Road, Low Bentham.
- 1.1.4. 08/2010/11246 Change of use from agricultural land to cemetery extension at Methodist Cemetery, Slaidburn Road, Bentham

##### **1.2. REFUSED**

- 1.2.1. 08/2010/11133 Development of adjoining land at No4 Goodenber Road, for 2 new semi-detached dwellings.

#### **2. Planning Correspondence**

- 2.1. 08/2010/11040 Proposed replacement garage and workshop at Oysterber Farm, Burton Road, Low Bentham - WITHDRAWN
- 2.2. Lancashire Minerals & Waste Development Framework – Site Allocations & Development Management Policies DPD & proposals Map (Jan 2011) – see information folder
- 2.3. NYCC Minerals & Waste Development Framework Progress Update November

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

- 3.1. Craven Council Plan comments sent 10 January, response 10 January (see information folder)
- 3.2. Fourlands Ice Field reported to Yorkshire Water & NYCC Highways, YW checked and confirm not burst

- 3.3. Highways response to reported defects (see information folder)
- 3.4. Letter to NYCC planning re new school sent 13/1/11
- 3.5. Letter to John Lee re planning process for new school sent 24/1/11

**4. Items for Information – see information folder**

- 4.1. Airedale NHS Trust Newsletter, Dec 2010
- 4.2. Poppy Party Weekend brochure
- 4.3. Advice re £500 expenditure disclosure
- 4.4. Lancaster Cultural Heritage strategy consultation
- 4.5. EON Terms and conditions
- 4.6. Letter re new Bank Manager, Jon Higginson
- 4.7. Gas Safety certificate for Community Youth Building
- 4.8. Referendum Notice for 5 May 2011
- 4.9. Lune Villager timetable 17/1/11
- 4.10. SELRAP update, winter 2010
- 4.11. Country Air, Winter 2011
- 4.12. North Craven Community Action Fund leaflet (and noticeboards)
- 4.13. Craven Area Committee, 10 Feb 2011, Skipton

**5. Items circulated by email**

- 5.1. Latest Weekly Rural News Digest, 10/1/11, 25/1/11 & 1/2/11
- 5.2. Rural Services Network parish newsletter 24/1/11
- 5.3. Journal of Local Planning – Localism Bill
- 5.4. Energy Saving Trust newsletter
- 5.5. Looking Well newsletter, January 2011.
- 5.6. Nidderdale Plus, Preparation for 2012 Olympic Year meeting, 19 January
- 5.7. Census 2011 Promotion (& noticeboards)
- 5.8. Green Communities newsletter, January 2011.
- 5.9. Transport Police newsletter, February 2011.
- 5.10. Regio-Flash 27/1/11
- 5.11. Rural Matters, January 2011
- 5.12. Northern Voice, 31/1/11

**6. Progress on Outstanding Matters**

- 6.1. Highways letter (B6480 lining) sent 22 December, response awaited
- 6.2. Green Communities & BEST meeting arranged held 18 November – notes awaited
- 6.3. Cemetery dog bin post position sent to Craven, told post in wrong place January 2011.
- 6.4. Green Smithy bench – license received, bench delivered, to be placed asap
- 6.5. Low Bentham Playing Field, pipes & cables map awaited
- 6.6. Quality Status – Statement of training intent to be considered
- 6.7. Grasmere Drive Parking Charges, in hands of CDC
- 6.8. Legion Hut Lease – no response since 2009