

BENTHAM TOWN COUNCIL

Minutes of the Council Meeting held on Monday 28 November 2011, at 7.00 pm in the Town Hall

Present Cllrs Adams, Barnes, Burton, Faichney, Handford, Hey, Marshall & Procter. Also the Clerk, Mrs Burton.

115. To Receive Apologies from members unable to attend

Cllrs Brown & Hurlley.

116. To Receive Declarations of Interest from members present

Cllr Marshall declared a personal and prejudicial interest in item 118.1.2, planning application 08/2011/12123, as owner of the property. All other Cllrs declared a personal interest in the same item in view of the fact that the Chairman is the applicant.

117. To Receive Comment & Concerns - none

118. Planning

118.1. To Consider and Comment upon New Applications

118.1.1.08/2011/12085 Proposed amendments to planning approval 08/2009/10103 including retrospective approval to various alterations & realignment of site boundary to include change of use of land to domestic curtilage at Todhill Farm, Station Road, High Bentham

There were a considerable number of amendments to the original scheme to be considered. The Council felt that the change of internal features and the lack of garages were not important issues but that the replacement of dry stone walls (which were a condition of the original planning consent) with post and wire fences was unacceptable. The dry stone walls are necessary to keep the visual amenity of the area, with the properties being surrounded by agricultural land bounded by dry stone walls. The addition of extra windows and increase in size and change of design of others was also considered unacceptable as the buildings need to remain in keeping with their origins, i.e. conversion of old buildings, not modern houses with larger windows. The question must also be asked whether the glazed balcony to unit B is in keeping

RESOLVED: That the Council had no objections to some of the amendments, such as the omission of the garages and the addition of rooms in the loft space. However, being a development of farmhouse / barn conversions in a very rural area it was felt that these properties needed to remain in keeping with their surroundings to maintain the visual amenity. Therefore the original planning condition for dry stone walls should be retained, also the size, form and position of some windows and the addition of a glazed balcony should be carefully considered.

118.1.2.08/2011/12123 To retain use of building as dwelling at Bellfleckers Barn, Burnside, Low Bentham Road, High Bentham

Cllr Marshall declared a personal and prejudicial interest and left the room. All other Cllrs declared a personal interest.

The clerk confirmed to the Council that this was not a normal planning application but an application for a certificate of lawful development and that the Council was being asked to comment only upon the accuracy of the information provided.

RESOLVED: That the Council could not comment on the actual development of the site, but that several Cllrs were aware that tenants had moved into the building during early to mid 2007.

118.2. To Receive Correspondence on Planning Issues

118.2.1. To receive a proposed response to the Parish Profiling Leaflet (paper 2011/15 & 15b) and discuss, amend and agree it

RESOLVED: That some small amendments be applied to the proposed response (detailed as paper 2011/15c) and that it then be sent to Planning Policy.

There being no further business on the agenda the Chairman and Vice Chairman made a short statement regarding the resignation of Cllr Yaman from the Council and the ongoing police investigation at Bentham Development Trust / Little Red Bus.

The meeting closed at 8.20pm