

BENTHAM TOWN COUNCIL

Minutes of the Council Meeting held on Wednesday 29 August 2012, at 7.30 pm in the Town Hall

Present Cllrs Adams, Burton, Faichney, Handford, Hey & Marshall. Also DCllr Barrington, the Clerk, Mrs Burton & 5 parishioners.

62. To Receive Apologies from members unable to attend
Cllrs Armstrong, Brown, Hurtle & Procter, also CCllr Ireton and DCllr Brockbank
63. To Receive Declarations of Interest from members present
Cllr Marshall declared a pecuniary interest in item 69.1.4, planning application 08/2012/12828, as a share holder of the Auction and owner of another licensed establishment; and in item 74, allotment planning, as the land owner.
Cllr Handford declared a personal interest in item 69.1.2, planning application 08/2012/12765.
64. To Receive Comment & Concerns
The Council was asked to report various road / car park signs that are no longer visible to NYCC Highways and Craven DC.
65. To Confirm the minutes of the previous meeting
RESOLVED: That the minutes of the meeting on 2 July be signed
66. To Receive the Clerks Report (for information only) – see end of these minutes
The clerk remarked that several longstanding issues from the report were on this agenda showing that progress was being made, albeit slowly.
67. To Receive the Police Report & allow members to ask questions for information – none present
68. To Receive Reports from CCllr & DCllrs (for information only)
DCllr Barrington told the Council that Craven DC had not disposed of the Banks Way garage site in 2011 as previously understood, but would like to sell it now – preferably with outline planning permission as it will raise more funds this way. Their initial suggestion is for 2 bungalows. The Council felt that it would be better kept as a parking area for the properties around the area, which DCllr Barrington had already suggested to Craven. She agreed to take this response back.
Car park surfaces will be repaired, although the timescale is unclear. It was suggested that whitelining should also be implemented to ensure sensible parking.
It is possible that, due to budget consultations, Craven will revisit the idea of charging for parking in Bentham.
The phone box in Low Bentham has been ‘requested for removal’. No one seems to know anything about this, and DCllr Barrington will try and find out more.
69. Planning
- 69.1. To Consider and Comment upon New Applications
- 69.1.1.08/2012/12755 Extension of curtilage, removal of existing metal store & erection of a new garage/store at New House Barn, Mewith Lane, High Bentham.
RESOLVED: That the Council had no objections to this application
- 69.1.2.08/2012/12765 Replacement of 2 existing sash windows with 2 double glazed sash windows at 20 Mount Pleasant, High Bentham
Cllr Handford declared a personal interest
RESOLVED: That the Council had no objections to this application
- 69.1.3.08/2012/12793 Proposed amendment to planning approval 08/2011/12085 to change eastern boundary treatment from approved stone wall to post & wire fence with hawthorn hedge at Todhill Farm, Bentham
The council was unanimous in its opposition to this application, noting that the stone walls had been removed during the development and should therefore be replaced.
RESOLVED: That the Council recommend this application for refusal on the grounds that the stone walls were removed during the development and should be replaced.
- 69.1.4.08/2012/12828 Balcony at first floor level to provide for smoking shelter & seating area at front (north elevations) of the building at Hoggs & Heifers, Auction Yard, High Bentham
Cllr Marshall declared a disclosable pecuniary interest & left the room. The Council had reservations about the possible noise pollution and wondered how screening trees could be planted on a balcony. However it recognised that smokers need somewhere to go, but wondered whether a better position was available for the balcony. It agreed to express its reservations and leave the decisions to the experts in Environmental health and Planning.
RESOLVED: That the Council express its reservations regarding noise pollution and whether the proposed position is actually the best.
- 69.2. To Receive Planning Decisions
- If any (see Clerks Report)

69.3. To Receive Correspondence on Planning Issues

69.3.1. To receive an invitation to a workshop to shape the new housing target and strategy for Craven at Ingleton Community Centre on 5 September between 2 and 5.30pm, and agree who should attend (papers 2012/10 & 2012/11)

RESOLVED: That Cllr Hey & the clerk attend on behalf of the Council.

RESOLVED: That Cllrs should supply their thoughts to the above prior to 5 September for inclusion in the discussions.

69.3.2. To agree the Parish Profile for Bentham (paper 2012/12)

RESOLVED: That the Parish Profile be accepted, subject to amendment when the 2011 Census data is available

69.3.3. To receive information regarding Craven support for Neighbourhood Plans

Craven resources will be focused on the Local Development Plan but Mr Brown would be happy to discuss matters with the Council. It was agreed to contact other North Craven parishes (outside the National Park) to see if there is any interest in doing a joint Neighbourhood Plan.

RESOLVED: That the clerk contact neighbouring parishes to see if there is any interest in looking at a Neighbourhood Plan for North Craven (outside the National Park)

69.3.4. If any (see Clerks Report)

70. Highways Matters

70.1. To receive a letter regarding NYCC Highways service for the coming year, including notification that

Ringways have been appointed as maintenance contractors for the next 10 years (paper 2012/13) – received
The Council noted that spending on Highways will be very limited for the next few years, particularly if there is another hard winter.

70.2. To receive a letter about proposed road improvements at Burnside Nursery (for new school) and agree a response

The Council noted that since this letter had been sent Craven Area Committee had voted to put the new school crossing at the original proposed site at Moons Acre.

RESOLVED: That the resident be informed of this decision

70.3. To note that Network Rail have cut the Station hedges (15 August)

RESOLVED: That Network Rail be informed of the need for fence repairs at the Station.

70.4. To Consider and Note Highway Matters for Information

The chairman informed the Council that, after approximately 4 years, the Egerton Lodge direction sign has finally been refurbished and put back.

It was agreed that NYCC Highways should be reminded of their agreement to re-paint the white lines at the junction of Station Road and Main Street

RESOLVED: That NYCC Highways be reminded of their agreement to re-paint the white lines at the junction of Main Street & Station Road.

71. To adopt the NALC Model Code of Conduct (paper 2012/14)

RESOLVED: That Bentham Town Council adopt the NALC Model Code and it be signed by the Chairman

71.1. To consider amendment of the Standing Orders to take account of the new code of conduct (paper 2012/15)

RESOLVED: That the amendments stand as suggested for adoption at the next meeting

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

RESOLVED: That Cllrs sign the new Declaration of Acceptance of Office

71.3. To remind members to complete a new form for the registration of interests from Craven District Council as soon as possible

72. To receive an update on progress with Low Bentham School Playing Field

The chairman, Cllr Hey and the clerk had met with members of NYCC Property Department as they are now in a position to dispose of Low Bentham School and Playing Field. The meeting had agreed that it was worth pursuing an option for the Council to takeover the playing field, either by purchase or lease, for the use of the residents of Low Bentham, subject to the resolution of potential access issues. The NYCC officers will report back once their legal team have looked into the perceived problems.

73. To receive an update on Friends of Bentham Library request to be incorporated under Bentham Town Council
Advice from YLCA regarding this request was that the Council would need delegated powers from NYCC in order to takeover any administration of the Library, and that any only Cllrs on any resulting committee would have voting rights. In the light of this FOBL had decided to continue as before with Council support but running their own affairs.

74. To receive a response from Craven Planning regarding the Allotment Planning, and agree a way forward

Cllr Marshall declared a disclosable pecuniary interest & left the room.

RESOLVED: That the Allotments Committee meet with the Golf Club to see how the project should be progressed

75. To receive the Government Consultation on Payments by Parish & Community Councils, and agree a response (paper 2012/16)

The proposal is to remove the legal requirement for Parish & Community Councils to pay for everything by a cheque signed by two members to enable use of more modern payment transactions. The Council agreed that as long as suitable controls are in place that the legal requirement could be removed.

RESOLVED: That the Council response should be that the legal requirement for 2 signatures could be removed if suitable controls are put in place.

76. To receive an update on the new Council Website, and consider a launch date

Cllr Hey informed the meeting that the new AboutBentham website is well under way (www.aboutbentham.org.uk) and invited members to have a look. It was agreed that an article should be put in October's Bentham News, that fliers could be circulated at Bentham Show, and that consideration should be given to a banner for the Main Street to publicise it. Council thanked Cllr Hey for all her hardwork.

RESOLVED: That the new website be launched in the October Bentham News

77. To note the minutes of the Finance Committee meeting on 16 July – noted

The bank reconciliation as at 30 June 2012 was:

	Bank Statement	Plus O/s Receipts	Less O/s Cheques	Balance
Current	45727.31	66.59	1632.07	44161.83
Deposit	36692.23			36692.23
LBPF Deposit	5198.47			5198.47
TI Current	1022.15		221.25	800.90
TI Deposit	1343.62			1343.62

78. To note the minutes of the Buildings Committee meeting on 13 August - noted

- 78.1. To agree the purchase of an evacuation sledge for the Ballroom for assessment, at a cost of approx £140

This was a requirement of the recent Fire Risk Assessment with High Priority. The committee had discussed the issue in depth and proposed the purchase for assessment of a single evacuation sledge.

RESOLVED: That an evacuation sledge be purchased for assessment

- 78.2. To agree the maintenance projects (sanding of the Lower Hall floor and replastering of the Landing Wall) as outlined at an approx cost of £1400

RESOLVED: That the maintenance projects be progressed as outlined.

79. To consider the formation of a Committee for Christmas Lights as holder of the funds

RESOLVED: That the funds be held until representation is made by another organisation (We Are Bentham)

80. To Agree the Accounts for Payment (July & August)

PWLB	23927.45	British Gas	117.51
Cannon	14.51	HB Plumbing & Heating	278.44
Craven District Council	196.00	British Telecom	288.96
Red Hot Pixel	31.20	Eon	162.73
Mopps	384.00	R Green	965.96
Horton Landscaping	1273.59	J Burton	1636.23
Mazars	660.00	C Sinclair	262.50
Solarwall	1328.25	W Dowbiggin	202.50
Aviva	645.08	Phone Co-Op	4.08
HCS Ltd	126.82	Orange	47.98
Yorkshire Water	344.43		

RESOLVED: That the accounts for payment are agreed

- 80.1. To receive the audited Annual Return for y/e 31 March 2012

The signed annual return had been received from the external auditors, who had only commented that the PWLB figure provided was actually too high.

RESOLVED: That the audited Annual Return be accepted by the Council, noting that the information contained is in accordance with the Audit Commission's requirements

81. To consider items of Correspondence

- 81.1. To receive a letter from Churches Together about fund raising for the War Memorial and agree a response, if any.

Council agreed that Rev Dawson & Mrs Johnson should be thanked for their initiative. Cllr Marshall mentioned that he was running the Great North Run in September for this cause.

RESOLVED: That the Council were pleased that efforts are being made to resolve the situation.

81.2. To receive a letter regarding B4RN Superfast Broadband, and agree a response
B4RN offers speeds unavailable on any commercial deal as part of a community run initiative and should be supported and encouraged as its availability may attract businesses to the area.

RESOLVED: That the Council support the initiative to bring Superfast Broadband to Bentham

81.3. To receive an invitation from Julian Smith MP to Bentham Auction Mart on Wednesday 19 September (4.30pm-5pm) as part of the 'On Your Doorstep Tour' of the constituency – received

81.4. To receive a reply from Stagecoach regarding the buses on the 80 service between Lancaster & Ingleton – received.

82. To Receive Reports from Councillors who represent the Council on other bodies (for information only)
Goodenber Play Area had raised over £200 at their recent coffee morning and accepted a donation of £100 from the Methodists.

LASRUG had also raised over £200 at their coffee morning.

Over 20 youngsters at the Youth Café have worked with an artist to produce a mural depicting the events of 2012 for the Sports Hall walls (Dragons Den money). Working in conjunction with Yorkshire Housing, and with funding from the Craven Trust, 15 youngsters had taken part in the Dream Scheme week where they had worked in the community (litter picking, window washing, painting etc) and been rewarded with a trip to Morecambe Super Bowl and lunch at KFC. The building will reopen on 3 September with Bike Marking with NY Police, there are also plans for First Aid courses, and the next coffee morning on 15 September.

83. Items for next meeting and minor items only

Friends of Bentham Station will be unveiling their recent work on 14 September but Cllr Adams is unable to attend. Cllr Hey agreed to go in his place.

There being no further business, the meeting was closed at 9.35pm

AGENDA ITEM 66)

CLERK'S REPORT TO BENTHAM TOWN COUNCIL, 29 August 2012

1. Planning Decisions Received Since Last Meeting

1.1. GRANTED

- 1.1.1. 08/2011/11988 Change of use for stationing of caravans for occupation by a single gypsy family and use of a building as utility block at Clay Barn, Pottery Field, Waterside Potteries, Burton in Lonsdale (until 2015)
- 1.1.2. 08/2012/12591 Replacement of 3 wooden windows with double glazed wooden windows (like for like) at 4 Bentham Old Hall Cottages, Duke Street, High Bentham
- 1.1.3. 08/2012/12633 Change of use of former Methodist church to dwelling at Burton Road, Low Bentham
- 1.1.4. 08/2012/12664 Addition of single CCTV pole & storage equipment to newly refurbished play area at Wesley Way, High Bentham
- 1.1.5. 08/2012/12703 Opening alterations & additional rooflights to rear at Brockbank, Slaidburn Road, High Bentham
- 1.1.6. 08/2012/12788 Conservatory to side of existing dwelling at Kimberely, Links Drive, High Bentham

1.2. REFUSED

- 1.2.1. 08/2012/12530 retention of building for use as ancillary accommodation & storage at West End Barn, Greenhead, Cross Lane, Low Bentham
- 1.2.2. 08/2012/12618 Change of use from A1 (Shops) to A3 (Restaurants & Cafes) at Nuffin 2 Wear, 19 Main Street, High Bentham
- 1.2.3. 08/2012/12680 Erection of a small wind turbine to generate electricity at Waterscales Farm, Greystonegill Lane, High Bentham

2. Planning Correspondence

- 2.1. Planning Focus Newsletter, June 2012
- 2.2. Kirkwells Neighbourhood Planning News July 2012
- 2.3. Kirkwells Neighbourhood Planning News August 2012

3. Information Regarding Items Discussed at last Council Meeting

- 3.1. Letter to Stagecoach sent 12 July, see agenda item
- 3.2. Registration of Interest forms posted to members on 6 August
- 3.3. YLCA contacted regarding FOBL request on 12 July, see agenda item
- 3.4. Cavity Wall insulation installed 17 July
- 3.5. Cemetery sign installed

4. Items for Information – see information folder

- 4.1. EOn Business Energy Fixed Price for Town Hall until 2014
- 4.2. Changes to Community Transport from 1 August
- 4.3. NYPA Police Commissioner Briefing, 26 July

- 4.4. New service for Craven –Caring Families Team
- 4.5. Selrap Newsletter, July 2012
- 4.6. Date of Scope house to house collections for 2013 & 2014
- 4.7. Craven Area Committee Meeting 23 August (also by email)

5. Items circulated by email

- 5.1. Craven Peer Challenge Draft Report
- 5.2. Craven Community News, July 2012
- 5.3. Latest Weekly Rural News Digest, 9/7, 16/7, 23/7, 30/7, 6/8, 13/8, 20/8, 28/8
- 5.4. Rural opportunities Bulletin, July 2012 & August 2012
- 5.5. North Yorkshire Now, July 2012 & August 2012
- 5.6. Looking Well News, July 24 & August 23
- 5.7. Northern Voice, August 2012
- 5.8. Craven Volunteer Management Training courses
- 5.9. Rural Action Yorkshire E-Bulletin, July 2012
- 5.10. Rural Community Buildings E-Newsletter, July 2012
- 5.11. Historic Towns Forum, August 2012 & Coming Events
- 5.12. Oglethorpe Sturton & Gillibrand Newsletter, August 2012
- 5.13. Regio Flash bulletins, 12/7
- 5.14. Various emails about the Allerton Incinerator

6. Progress on Outstanding Matters

- 6.1. Letter of complaint re Allotment Planning to Ian Swain sent 14 June, chased 18 July, see agenda item
- 6.2. Market valuation of Low Bentham School Field requested 13/2/12, chased 19/3/12, meeting 22/8/12 - see agenda
- 6.3. Model Hiring Agreement to be incorporated into Council booking forms – awaiting ACRE comments
- 6.4. Hedgerow signs, still outstanding
- 6.5. Low Bentham Playing Field, pipes & cables map awaited
- 6.6. Quality Status – Statement of training intent to be considered