

## BENTHAM TOWN COUNCIL

### Minutes of the Council Meeting held on Monday 1 July 2013, at 7.30 pm in the Town Hall

Present Cllrs Adams, Armstrong, Barnes, Burton, Faichney, Marshall (Chairman) & Vendy. Also CCllr Ireton, DCllrs Barrington & Brockbank, the clerk Mrs Burton and 6 parishioners

44. To Receive Apologies from members unable to attend  
Cllrs Handford, Hey, Hurlley
45. To Receive Declarations of Interest from members present  
Cllrs Marshall & Vendy declared interests under Appendix B in item 52.1.5, planning, as owners of adjacent land/property.
46. To Receive Comment & Concerns - none
47. To Confirm the minutes of the previous meeting  
**RESOLVED: That the minutes of the meeting on 3 June be signed**
48. To Receive the Clerks Report (for information only) – see end of these minutes  
A questionnaire used by Levens Parish Council was briefly discussed with regard to gathering information from High & Low Bentham for the proposed Neighbourhood Plan. It was agreed that it should be circulated to Councillors for their comments and that, if considered appropriate, a draft questionnaire be produced for discussion.
49. To Receive the Drop-In Update (for information only)  
Five members of the public had attended the session and two subjects had been discussed – a complaint about the VAS machine on Robin Lane and concerns about vandalism at an empty property on Hillside Road.
50. To Receive the Police Report & allow members to ask questions for information  
PC Martin reported 48 incidents in June including 16 crimes, a number of which had been dealt with – including a stop and search with an arrest for drugs on Robin Lane. In response to a question from the Council he said that 9 incidents were related to the four care homes in High & Low Bentham and that these tended to vary according to the youngsters in residence. Concerns were expressed regarding the lack of respect shown to the local environment by these children and it was asked whether the homes might work more with the locals. It was agreed that a meeting should be set up with the management of the homes, the police and the Council to see if some of the concerns could be addressed. PC Martin also agreed to raise the parking issues in Low Bentham with Everglades and to look into the vandalism on Hillside Road.
51. To Receive Reports from CCllr & DCllrs (for information only)  
CCllr Ireton had nothing to report but confirmed that ‘safe route to school’ amendments to highways were paid for from the Education budget not from the Highways budget, which may have caused some of the misunderstanding at the previous meeting. When asked about the NYCC Grass cutting contract he agreed that the standard was not good enough and confirmed that the contractor was not being paid for the recent effort. He suggested that the Council express its concerns to either James Malcolm or David Bowe  
DCllr Barrington reminded the Council about the Strategic Housing meeting in the Town Hall on 2 July  
DCllr Brockbank said the Bentham Library had been awarded Library of the Month in March. The Crime & Disorder Select Committee had met with the Chief Inspector and had been made aware of door stickers discouraging cold calling and making it an offence. She agreed to get a supply for the Tourist Information, Library & Victoria Institute. When asked about the problems with Craven using incorrect addresses for Bentham properties she confirmed that she was waiting for a response.
52. Planning
  - 52.1. To Consider and Comment upon New Applications
    - 52.1.1. 08/2013/13569 Rear extension to form new kitchen at 16 Greenfoot Lane, Low Bentham  
Application approved – see clerks report
    - 52.1.2. 08/2013/13582 Single dwelling at Mewith House, Mewith Lane, Low Bentham  
Advice had been taken from the Monitoring Officer following the receipt by Cllrs of an email. The chairman reminded everyone that they must keep an open mind on the application.  
**RESOLVED: That the Council abstain from commenting on this application**
    - 52.1.3. 08/2013/13588 Infilling window front elevation & door at rear, new timber sliding sash windows to front elevation & timber casements to rear, single storey extension with pitched roof at rear at 3 Bank View, Burton Road, Low Bentham  
**RESOLVED: That the Council had no objections to this application**
    - 52.1.4. 08/2013/13593 Replacement of various windows with double glazed units & door panels with glass at Brentwood End Cottage, Main Street, Low Bentham  
**RESOLVED: That the Council had no objections to this application**
    - 52.1.5. NY/2013/0109/73 Variation of conditions 2, 7, 8, 9, 11, 17 & 25 and removal of conditions 16 & 24 of planning ref C5/08/2010/11228 on land at Low Bentham Road, Bentham (new school site)

Hard copy plans available for discussion & response from John Lee of NYCC Children & Young People's Service.

*Cllrs Marshall & Vendy declared an interest*

John Lee's response had been much as expected – they don't come out and discuss planning applications! It was agreed that it was essential for the building, being built in the Green Wedge between High & Low Bentham, to be in keeping with the area in order to blend in with the surrounding properties. Many of the proposed variations related to minor feature such as changes to doors, rearrangement of car parking etc. The Council was particularly concerned with three – the replacement of the slate roof with concrete slate look-alikes, the replacement of stone walls with timber fences and the removal of solar shading from some windows.

It was agreed that the design should keep slates rather than moving to tiles. The reason given for the change – reduction in roof pitch – was described as 'an excuse' by the builders present who stated that any problems could be solved by an increased overlap of slates rather than a change of material. They also pointed out that reducing the pitch would change the air flow over the roof such that in strong winds a vortex could be created which, as the proposed tiles are only nailed every third or fourth course (instead of every course in the case of slate), could mean that parts of the roof would be ripped off. The Council felt this was a further reason to keep with slate.

The Council also opposed the use of long, high, timber fences rather than stone walls. It was agreed that this was a method of cheapening the build by using inferior materials, but would be completely out of keeping in an area where most boundaries are either stone or hawthorn hedge.

It was noted that the original solar shading was to be removed and the windows made smaller to keep the sun/heat out instead. The Council did not agree with this change which will reduce the light into the classrooms and again felt that this was a cost cutting exercise rather than a design improvement.

Concern was expressed about the Highways drawings which showed two completely different layouts on two separately numbered drawings. Councillors questioned which layout was actually correct.

In conclusion it was agreed that Bentham will only get one new school and that this needs to be a quality building and that the changes to materials and omissions of enhancements would compromise this whilst affecting the developments ability to fit into a sensitive rural area.

**RESOLVED: That the Council object to the change of roofing material, removal of solar shading and replacement of stone walls with timber fences on the grounds that these will compromise the building's ability to blend in with other properties in a sensitive area in the Green Wedge.**

52.2. To Receive Planning Decisions

- If any (see Clerks Report)

52.3. To Receive Correspondence on Planning Issues

- If any (see Clerks Report)
- To receive a reminder of the Bentham 'Community Engagement Event' on July 2 to discuss housing development for the emerging Local Development Plan for Craven – received

53. Highways Matters

53.1. To Consider and Note Highway Matters for Information

The missing Wray way markers at Lanefoot & Green Smithy have been reported to NYCC Highways.

It was noted that the potholes in Lakeber Drive, Banks Rise & Wenning Avenue have been repaired, and that Robin Lane and Parkfoot have been marked up for repair.

Problems with large tractors damaging the grass verges in Low Bentham were discussed. Cllr Ireton agreed to enquire whether there were any sanctions. It was noted that the spreading of slurry off the highway is a police matter, particularly in the absence of warning signs.

It was agreed to contact NYCC Highways regarding the VAS machine on Robin Lane to see if the angle of the light could be altered away from the property opposite or whether it could be switched off at night.

Several kerbstones in Low Bentham between the railway bridge and the Punch Bowl are crumbling and creating a trip hazard.

**RESOLVED: That NYCC Highways be asked about the possibility of changes to the VAS sign on Robin Lane and be informed of crumbling kerbstones in Low Bentham**

54. To Note the Minutes of the Marketing Committee meeting, 10 June - noted

54.1. To adopt the Terms of Reference for the Marketing Committee

**RESOLVED: That the Terms of Reference for the Marketing Committee be adopted**

54.2. To discuss and decide upon the Committee proposal to implement an administration charge for changes to the Aboutbentham website.

**RESOLVED: That a £10 administration fee be imposed for the updating of business information on the Aboutbentham website**

55. To Note the Minutes of the Buildings Maintenance Committee meeting, 17 June – noted

55.1. To adopt the Terms of Reference for the Buildings Maintenance Committee

**RESOLVED:** That the Terms of Reference for the Building Maintenance Committee be adopted

56. To Acknowledge Receipt of the 'Good Councillors Guide' (4<sup>th</sup> Edition) and decide if hard copies are required

**RESOLVED:** That the Council acknowledges receipt of the e-version of the Good Councillors Guide and agrees that hard copies are unnecessary

57. To Receive a response from Harrogate regarding Civil Parking Enforcement and agree a way forward

**RESOLVED:** That the Harrogate officers be invited to make a presentation at the September Council meeting

**RESOLVED:** That NYCC Highways be chased to complete the re-yellow lining on Main Street & Station Road

58. To Comment on the Craven District Council Select Committee Consultation on HGV & Coach Parking in the District, particularly the use of Craven land & car parks in Bentham by HGVs.

The only HGV parking in Bentham is on the Lairgill car park. The town needs somewhere for HGVs to park, particularly as access to Kidde Products is not always available, as the streets are not wide enough for wagons to park up elsewhere. Lairgill is a good site as it is overlooked meaning that wagon safety is increased. There have not been any complaints about HGVs parking in the area.

**RESOLVED:** That the Council make strong representations to Craven District Council to allow HGVs to continue parking on Lairgill as this is the only area available in the town and is essential for local businesses.

59. To Receive a request from Craven District Council to amend the plan of the land licensed to Bentham Town Council in Cleveland Square to allow its sale to the new Indian Takeaway and agree a response.

**RESOLVED:** That the Council has no objections to amendment of the plan to allow the sale of part of Cleveland Square

60. To Agree the Accounts for Payment

NYCC	120.00	Fisher Wrathall	120.00
Craven District Council	149.00	Instant Print	50.99
Mopps	192.00	HMRC	451.09
Andrews	34.52	R Green	499.20
EOn	584.88	J Burton	876.69
Hygiene Cleaning Supplies	28.30	C Sinclair	131.25
Aviva	325.86	W Dowbiggin	90.00
Dunelm Mill	33.65	Orange	23.99
		Cartridge People	47.13

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

61. To consider items of Correspondence

61.1. To Receive a request from We Are Bentham for permission to string Christmas lights across the street (Insurance criteria), and to consider altering the Town Hall fittings to accommodate the new light strings

**RESOLVED:** That the Council have no objections to the stringing of lights across the street.

**RESOLVED:** That the Buildings Maintenance Committee will review the fittings once the new light strings are available to make the suitable changes

61.2. To Receive notification of changes to local bus services in Craven from 24 August 2013 - received

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

Cllr Burton informed the Council that the Youth Worker at the Youth Café was moving on to a bigger job after 18 months but that a replacement has been found and will be starting in September. The successful Dream Scheme is being repeated during August (see website for details) and anyone with jobs that require doing by the youngsters should contact the Youth Café.

63. Items for next meeting and minor items only

Craven District Council had contacted the clerk regarding a license for the brown bin collection at the Cemetery. Cllrs unanimously agreed that this should be arranged at a cost of £24 and formally agreed and minuted at the September meeting to allow collection to continue through the summer.

Sharon Sunter had also written asking the Council to consider the Town Team proposal for Finger Posts & Boards, to be funded by a LEADER grant and donations from NYCC & Craven. The Council was asked to support the project, nominate a representative and confirm future responsibility and insurance of the street furniture. The Council agreed to write a letter of support but asked for the rest to be discussed at the September Council meeting We Are Bentham are holding a Food Festival in Bentham during August – see the next Bentham News

The Council needs to consider how it can support the Community Bonfire in October

The clerk agreed to find out about the apology which the Council was meant to have received from those who painted graffiti on the Big Stone.

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

## **AGENDA ITEM 48)**

### **CLERK'S REPORT TO BENTHAM TOWN COUNCIL, 1 July 2013**

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

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

- 1.1.1. 08/2013/13452 Proposed side extension including demolition of existing lean to entrance porch & detached storage building at Tamara, Low Bentham Road, Bentham
- 1.1.2. 08/2013/13459 Alterations of existing first floor window to French Windows & the addition of a 3x4m balcony at Jay Dee, Greenfoot Lane, Low Bentham
- 1.1.3. 08/2013/13481 Extension of workshop at Millwood, Fourlands, High Bentham
- 1.1.4. 08/2013/13464 Construction of extension to end of bungalow at 5 Links Drive, High Bentham
- 1.1.5. 08/2013/13556 Ground floor door opening in North East gable at 2 Butterbergh, High Bentham
- 1.1.6. 08/2013/13569 Single storey extension to rear at 16 Greenfoot Lane, Low Bentham

##### **1.2. REFUSED – none**

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

- 2.1. Planning Focus Newsletter, May 2013
- 2.2. Planning Focus Bulletin, June 2013
- 2.3. Spatial Planning Notes from Lin Barrington following Craven Meeting on 6/6
- 2.4. Informal Community Engagement – Local Plan, Employment Land

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

- 3.1. Ringmaster Registration 3/6, confirmation received 4/6
- 3.2. Request to NYCC Planning for paper copies of school plans 5/6, received 22/6
- 3.3. Letter to NYCC Education requesting a meeting 6/6, negative response received 11/6 (MP response 13/6)
- 3.4. Email to Parking Enforcement requesting more information & a potential meeting sent & response received 10/6
- 3.5. Response to Notice of Intention re St Margaret's Churchyard sent 13/6
- 3.6. Letters to Hopleys & NICEIC regarding electrical installation sent 13/6, Hopley reply 22/6
- 3.7. Insurance policy amendments sent to WPS 17/6

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

- 4.1. Craven Area Committee Meeting, 13/6 Skipton (& by email)
- 4.2. Clerks Forum minutes & notes from 15 May
- 4.3. RAY Winter Weather Agents Toolkit
- 4.4. Town Hall valuation
- 4.5. Community Champion leaflet (& noticeboards)
- 4.6. Bentham Extra Care Housing Update
- 4.7. YLCA Joint Annual meeting, 20 July 2013, plus last years minutes

#### **5. Items circulated by email**

- 5.1. Latest Weekly Rural News Digest, 4/6, 10/6, 17/6, 24/6
- 5.2. North Yorkshire Now, June 2013
- 5.3. Craven Community News, June 2013
- 5.4. Pioneer Projects / Looking Well News, 6/6 & 19/6
- 5.5. Passing Places Update, 15/6
- 5.6. Rural Opportunities Bulletin, 5/6
- 5.7. Rural Vulnerability Service, Fuel Poverty 12/6 & Transport 19/6
- 5.8. Health Watch North Yorkshire – Drop In Sessions to discuss Health & Social Care (& noticeboards)
- 5.9. YLCA Information notes 21/6
- 5.10. SLCC News bulletin, 6/6 & 20/6
- 5.11. Skipton Community Hub information, 17/6
- 5.12. Craven Residents Feedback Panel, Bulletin 11, June 2013.
- 5.13. RegioFlash, EU Policy Bulletin 20/6 & 28/6

#### **6. Progress on Outstanding Matters**

- 6.1. VAS confirmation for Springfield / Robin Lane, sockets installed Friday 14/6, signs installed 18/6
- 6.2. Cemetery memorial details circulated 23 April – letter re safety to be drafted
- 6.3. Tourist Information / WC signs ordered March 2013, put on hold until Town Team sign review completed
- 6.4. Letters re B6480 at Wennington sent to LCC, David Morris MP on 8 February – response awaited
- 6.5. Low Bentham Playing Field, pipes & cables map awaited
- 6.6. Quality Status – Statement of training intent to be considered

