

BENTHAM TOWN COUNCIL

Minutes of the Council Meeting held on Tuesday 23 April 2013, at 7.30 pm in the Town Hall

Present Cllrs Adams, Armstrong, Burton, Handford, Hey & Marshall (Chairman). Also the Clerk, Mrs Burton

220. To Receive Apologies from members unable to attend - none

221. To Receive & Record any member's Disclosable Pecuniary Interest (DPI) in relation to items on the agenda and to receive and decide members requests for DPI dispensations

Advise from Craven's Monitoring Officer was that Cllrs only have a DPI on planning issues where they own land under discussion. Cllrs Marshall & Adams recorded DPis on item 224 as landowner or joint landowner of various sites in High and Low Bentham (TSM sites LB018, HB001, HB030, HB033, HB036 & HB038, and GDA site HB025). The sites were recorded in the book and the Cllrs left the room when the specific sites were discussed

222. To Receive Comment & Concerns - none

223. To consider Planning Consultation, LCC 13/00128/FUL: 10 wind turbines on land at Claughton Quarry, Claughton Moor

It was noted that, at 110m (some 350 feet) high these turbines were taller than others in the surrounding area and would have a significant visual impact on land at the edge of an area of outstanding natural beauty. The maps provided made it difficult to judge the overall effect but the Council felt it would be unacceptable and have an adverse effect on the area

RESOLVED: That the visual impact of these huge turbines would be unacceptable and have an adverse effect on the area

224. To consider Craven's Strategic Housing Land Availability Assessment for High & Low Bentham and agree a way forward (paper 2012/23)

All the sites under consideration in both Low & High Bentham and the associated information was looked at and the following points noted:

LB008 – very limited access

LB010 - workshop site not just agricultural land

LB011 – tipping used to fill site,

LB013 – school playing field under offer to Bentham Town Council and will not be developed. The current Low Bentham Playing Field should be added to the list (adjacent to LB015) as it could be developed if the school field becomes available permanently. Access issues to school buildings as over ransom strip.

LB014 – access issues and beyond development limits

LB017 – previously used as a tip so potentially contaminated.

LB018 – Green wedge?

LB019 – too small?

LB021 – no access onto highway maintainable at public expense

LB022 – planning consent already given

HB039, HB040, HB041, HB042, HB043 & HB045 were considered to be too far outside the development limits

HB046 – too small?

HB047 – not big enough for 17 houses – check documentation

HB048 & HB027 – more or less same site – old sand quarry filled in

HB031 & HB028 – Auction Mart and CDC land – too large for full development. More than one beck and culverts pass through site

HB033 – had planning some years ago which has lapsed

HB025 – access is in different multiple ownership to land behind.

HB026 – access is in different ownership to site

HB020 & HB029 have the outfall race from the old silk mill running under them

HB014 – multiple ownership, and stream runs under the carpark, site as shown includes highway

HB013 – planning consent already

HB022 & HB044 could be accessed through Bargh's Meadow or through land above HB024 onto Robin Lane

HB023 – land on the left handside is very wet. Multiple ownership?

HB035 – planning already given

HB038 – half now has planning permission for the new school, rest is sandwiched between school and HB035 so sensible to develop.

HB006, HB008, HB030 & HB032 have access issues.

RESOLVED: That the comments be passed to the Planning Policy Team as requested.

225. To further discuss a Bentham Neighbourhood Plan and how to progress

The clerk confirmed that a request for Bentham residents to get involved in the process would be in the next Bentham News. She agreed to send the link to Gurnard Parish Council who are further down the process and have a good website outlining their progress and community involvement which the Council should find useful. It was agreed that areas such as the new school, use of the old school site, provision for the elderly, leisure opportunities, employment and training as well as housing provision all need to be considered in both High & Low Bentham. Further information had been provided from Craven DC about the support and grants available from Planning Aid England. Applications open on 1 May which will include questions to identify how far down the process each group is, which needs following up after that date. It was also agreed that this needed to be a community exercise rather than a council exercise and that core organisations such as We Are Bentham need to be involved in a steering group. An open meeting should also be organised to inform the community about the process and seek their involvement.

RESOLVED: That the clerk circulate the link to Gurnard PC for information

RESOLVED: That the support and grant aid available from Planning Aid England should be followed up after applications open on 1 May

RESOLVED: That an Open Meeting be organised to inform the community about the Neighbourhood Planning process

RESOLVED: That a steering group involving Cllrs, interested residents & core organisations be formed with a clear terms of reference

226. To Receive information on the potential placing of Temporary VAS in Bentham and agree whether to progress, with the associated costs to be met from Council reserves

Installation of a temporary Vehicle Activated Sign to control speed requires the installation of a socket at a one off cost of £300, and then the provision of a solar powered sign on 3 separate 6 week periods over 12 months at a cost of £110 / installation, or £330 / year. Cllrs Marshall & Hey and the clerk had met with NYCC Highways who had identified sites on Low Bentham Road, Robin Lane and Springfield where the signs might possibly be positioned i.e. where the verge is wide enough and there are no overhead cables that might interfere with the installation of a 4.5m pole / solar panel.

It was agreed that speeding in Bentham is an issue, but concern was expressed as to the whether these signs would actually work. It was noted that speeds would be recorded prior to the signs installation, during the installation periods and after the installation periods to monitor the effects. After considerable discussion regarding the pros and cons and whether the available sites were suitable it was decided to proceed with the signs on Robin Lane by the Golf Club and on Springfield by number 11 (due to overhead lines), assuming that the NYCC survey of services shows these sites to be suitable. The cost for these two sites will be £1260 which will be met from Council reserves.

RESOLVED: That NYCC be asked to install temporary Vehicle Activated Signs on Springfield & Robin Lane in an attempt to reduce speeding at a cost of £1260, to be met from reserves.

227. Items for next meeting and minor items only - none

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